



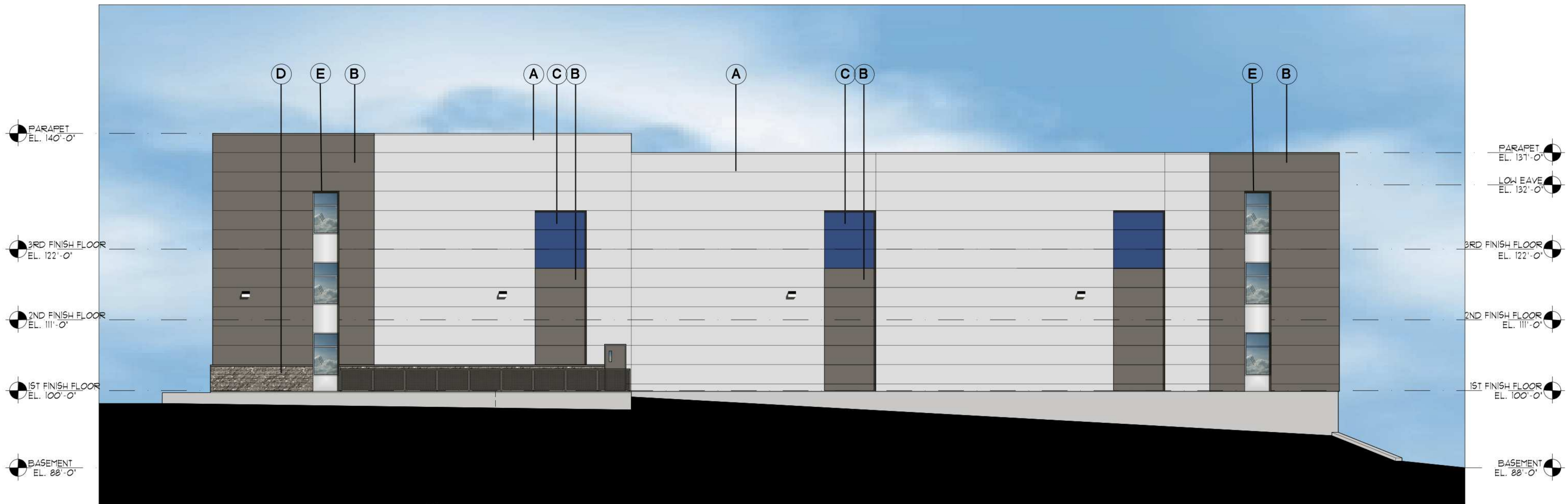
A1 WEST ELEVATION
 SCALE 1/8" = 1'-0"

MATERIAL LEGEND

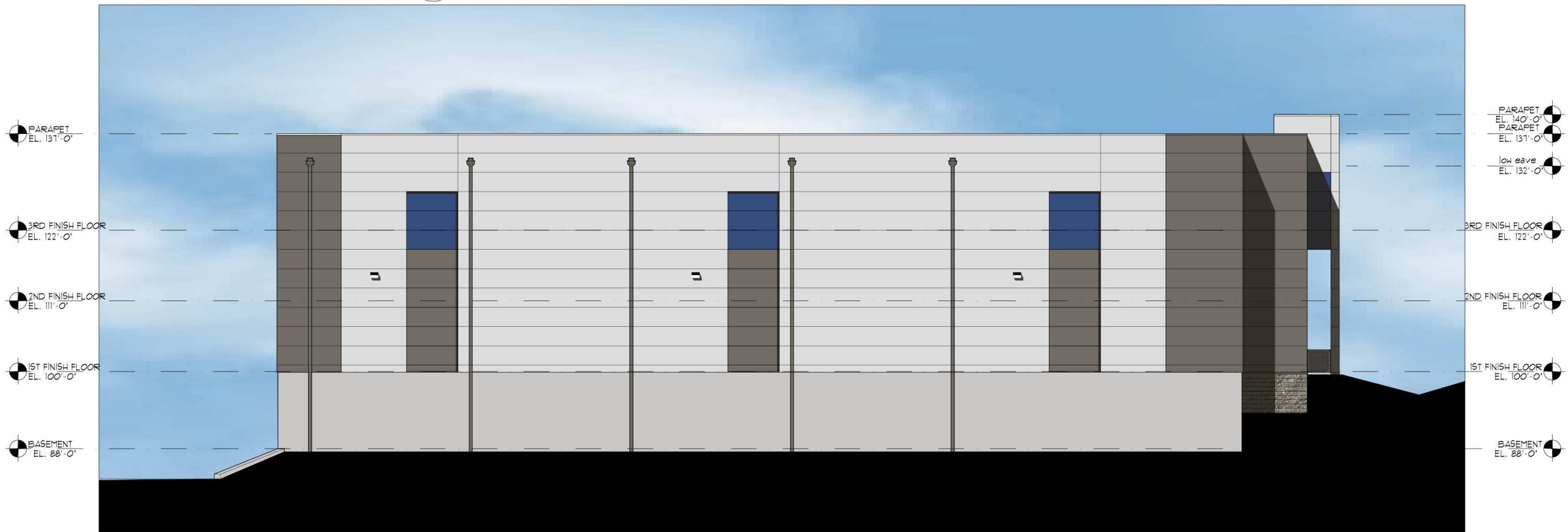
TAG	DESCRIPTION
(A)	INSULATED COMPOSITE METAL PANEL WHITE
(B)	INSULATED COMPOSITE METAL PANEL GRAY
(C)	INSULATED COMPOSITE METAL PANEL ACCENT BLUE
(D)	INTEGRAL COLOR SPLIT FACED BLOCK COLOR TO BE SELECTED
(E)	ALUM FRAMED WINDOWS



A2 NORTH ELEVATION
 SCALE 1/8" = 1'-0"



A3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



A4 EAST ELEVATION
SCALE 1/8" = 1'-0"

ISSUE DATE
SUBMIT 10/10/2022

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY of MADISON, WISCONSIN

Ruekert • Mielke

**Kaufman
Design
Group**

ARCHITECTURE

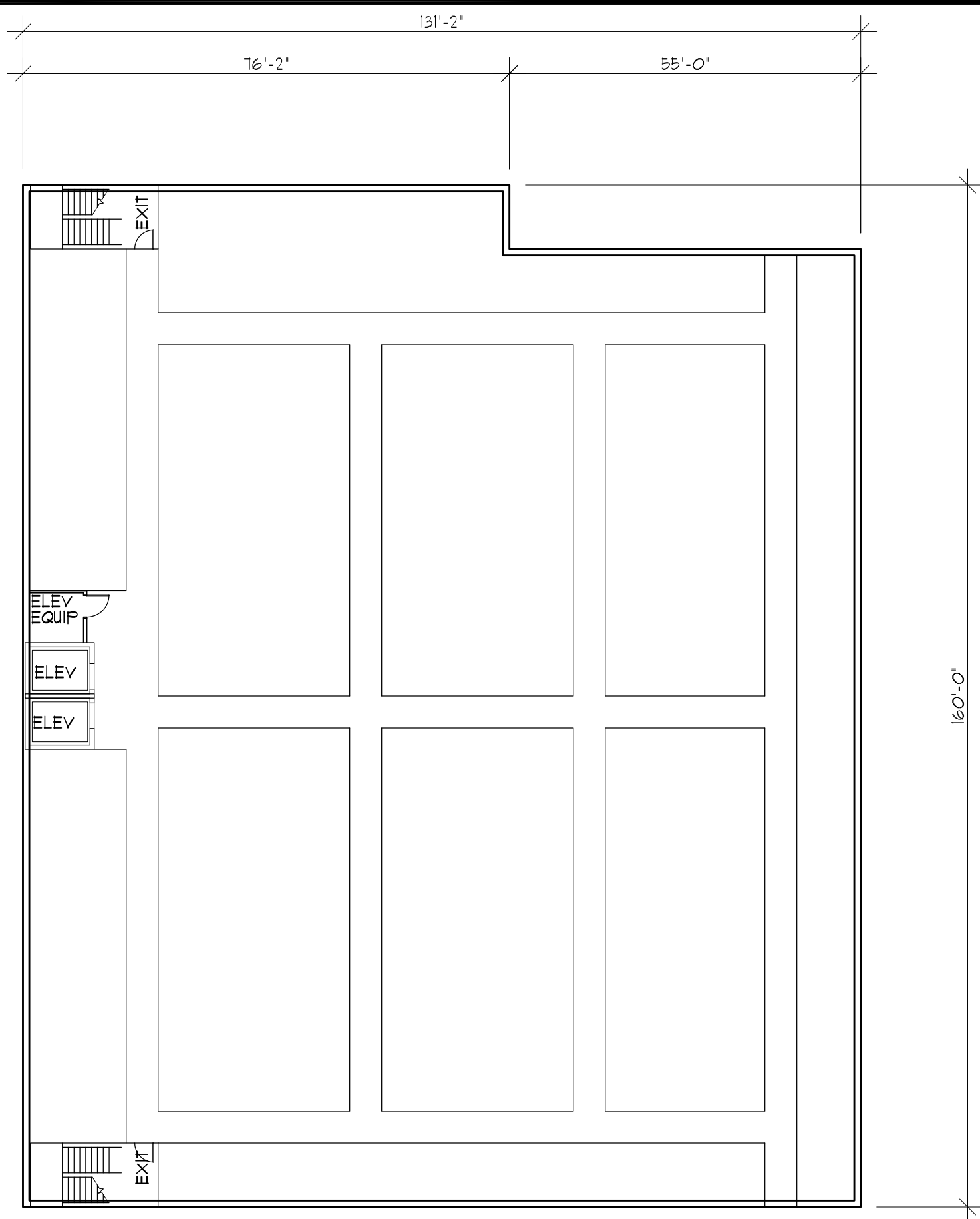
9415 E. HARRY ST.
SUITE 405
WICHITA, KS 67207
(316) 618-0448
sally@kdginc.co

SHEET TITLE
BUILDING ELEVATIONS

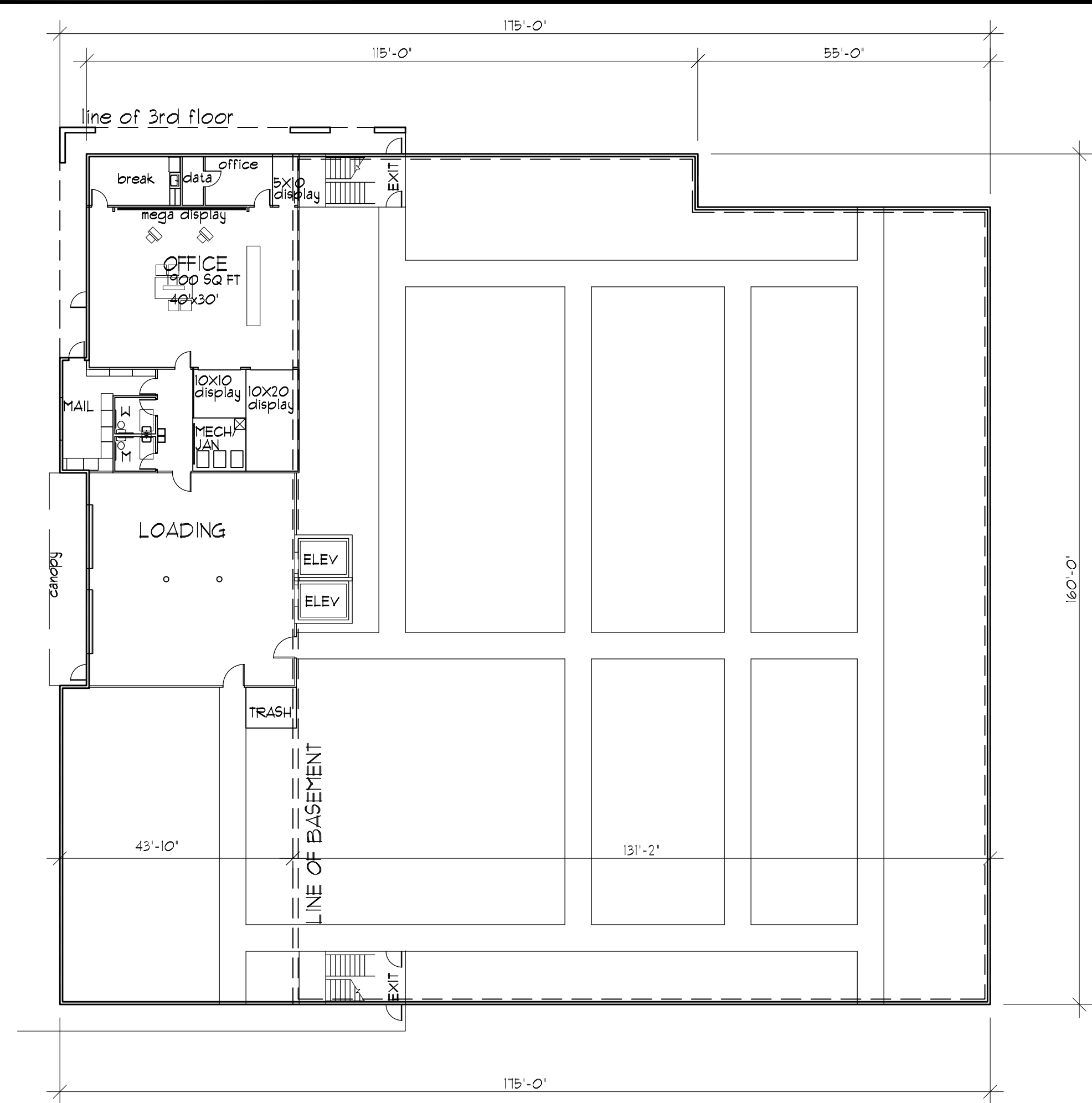
SHEET NUMBER

A3
OF SHEETS

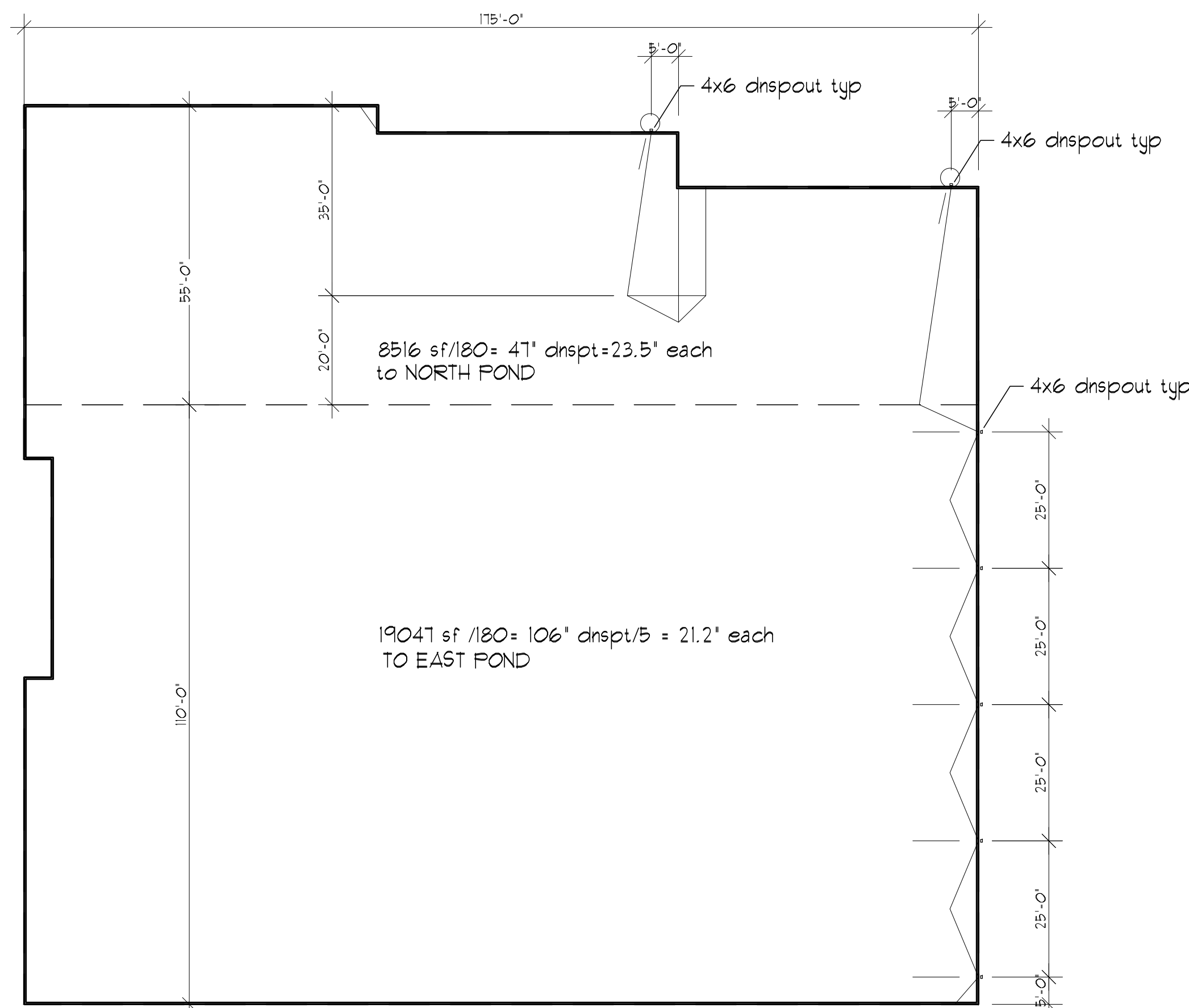
3 STORIES w BASEMENT
 27,059 SF 1st floor
 27,059 SF 2nd floor
 27,575 SF 3rd floor
 20,437 SF BASEMENT
 102,130 TOTAL GSF



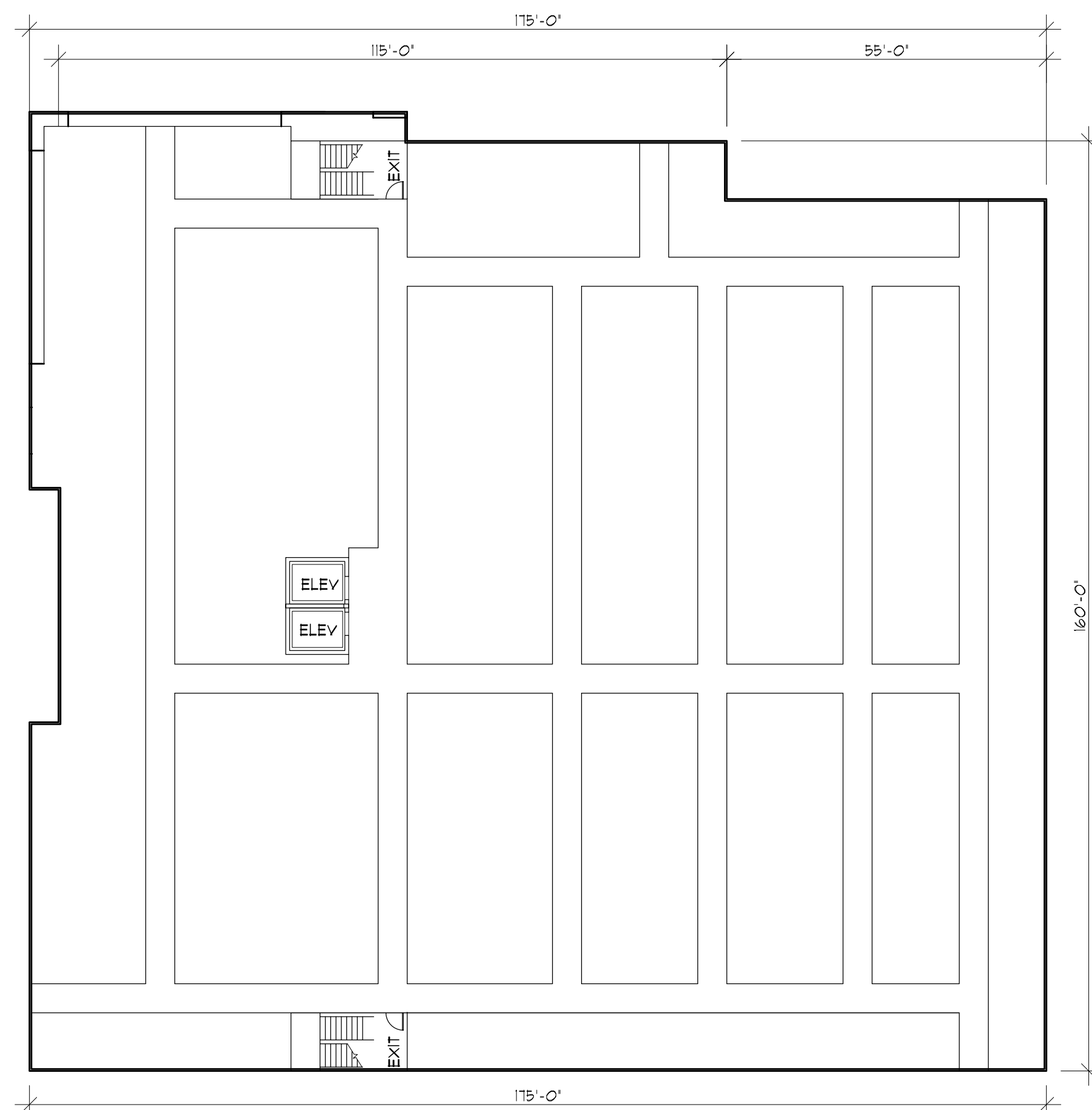
BASEMENT PLAN
 scale 1" = 20.0' 20,437 SF BASEMENT



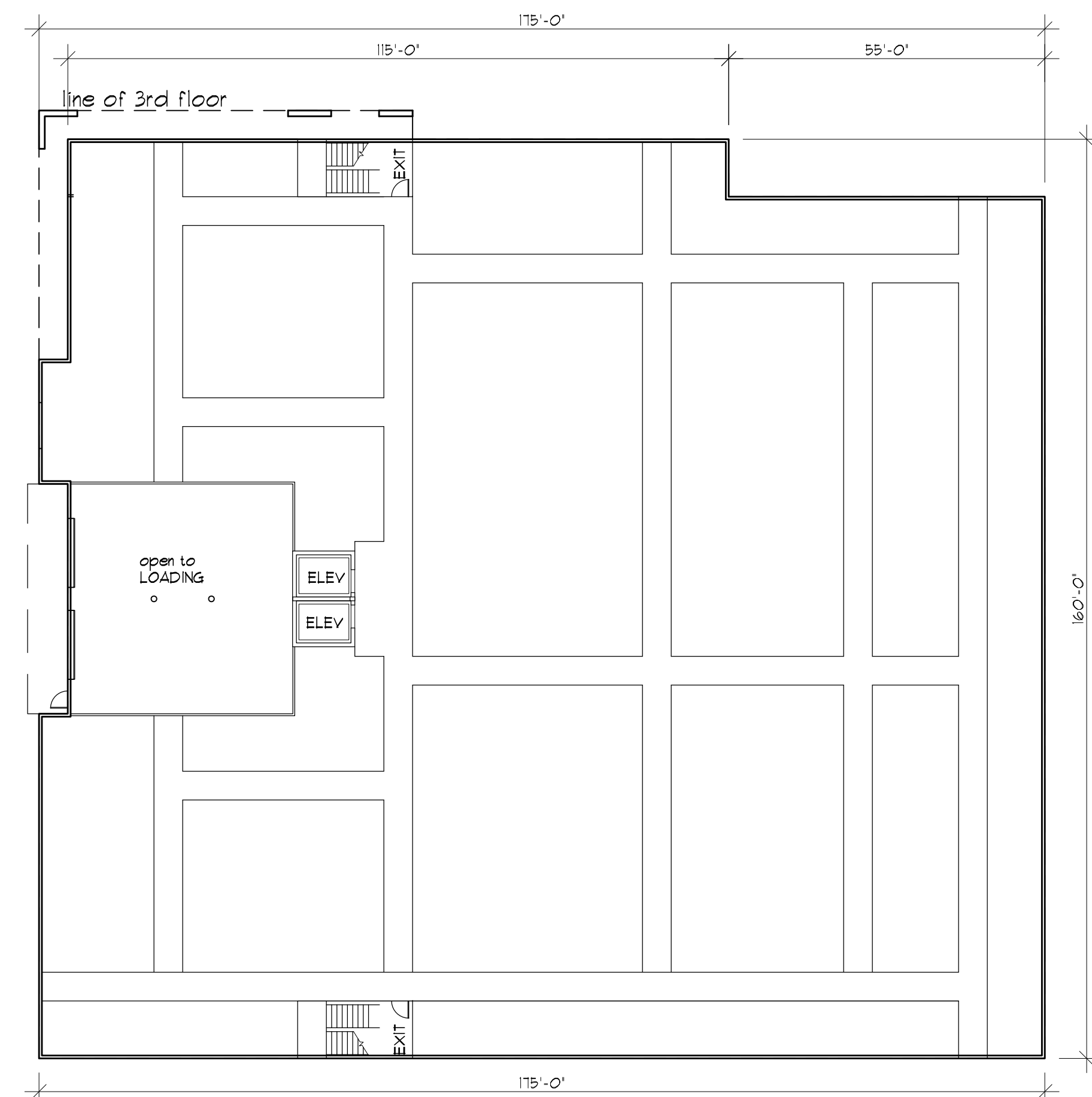
1st FLOOR PLAN
 scale 1" = 20.0' 27,059 SF 1st floor



ROOF PLAN
 scale 1" = 20.0' 27,575 SF



3rd FLOOR PLAN
 scale 1" = 20.0' 27,575 SF 3rd floor



2nd FLOOR PLAN
 scale 1" = 20.0' 27,059 SF 2nd floor

10-10-22

ISSUE DATE

BSH COMPANIES
 DISCOVERY STORAGE
 PFLAUM RD at SEIFERTH RD
 CITY of MADISON, WISCONSIN

Ruekert • Mielke

Kaufman Design Group
 ARCHITECTURE
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SHEET TITLE
 BUILDING FLOOR PLANS

SHEET NUMBER

A1
 OF SHEETS

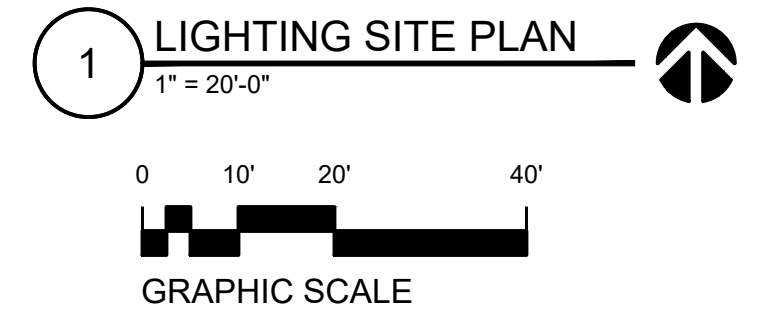
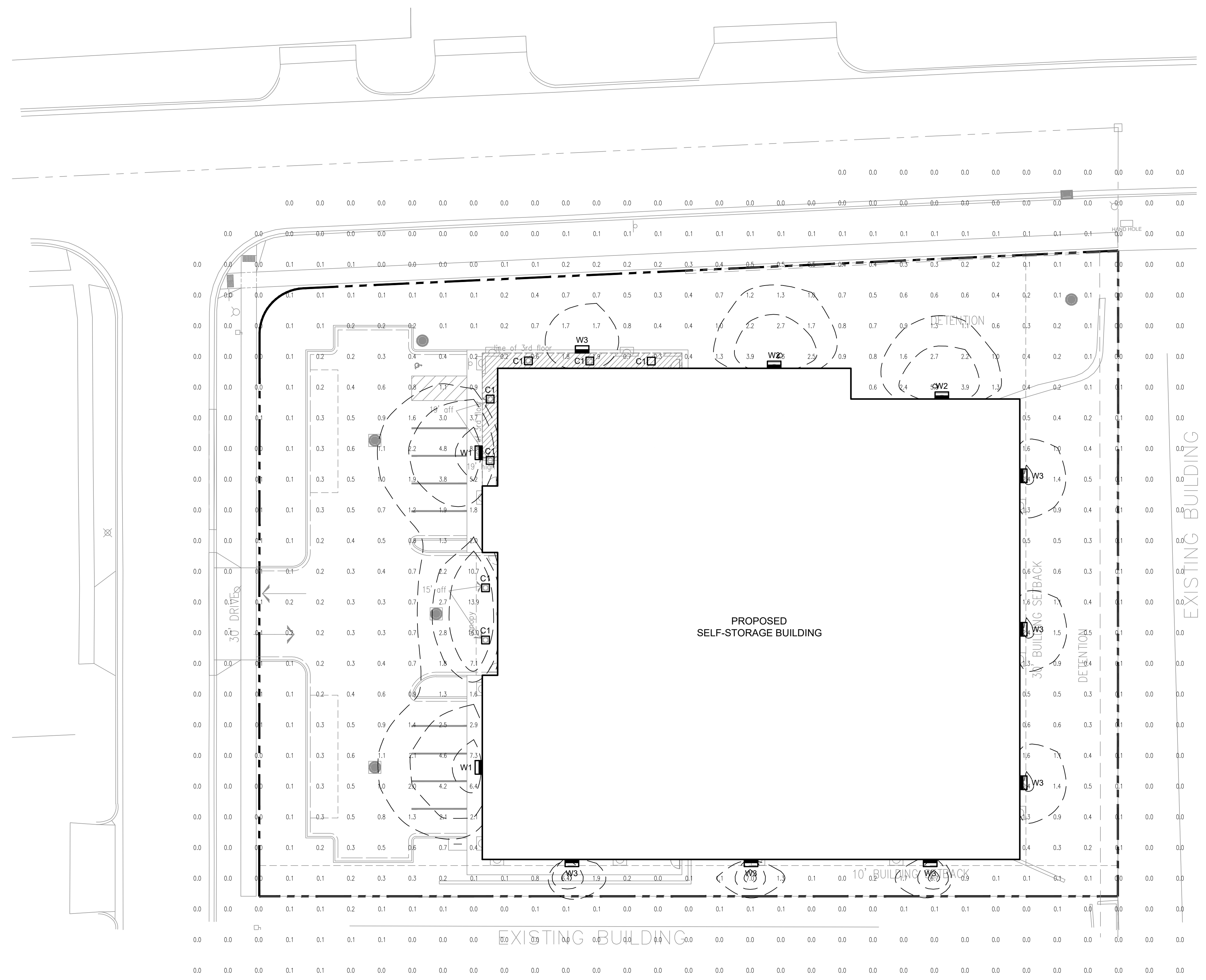


ISSUE DATE

LUMINAIRE SCHEDULE									
CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	QUANTITY	VOLTS	INSTALL HEIGHT	LUMENS / LAMP
C1	□	(1) 40W LED	CANOPY LIGHT	CEILING	RAB LIGHTING INC., VANLED40N	7	277	14'	0
W1	▮	(1) 60W LED	FULL-CUTOFF WALL PACK	WALL	RAB Lighting Inc., SLIM17FAFC60_4K at 0% CCT Setting	2	277	14'	8190
W2	▮	(1) 40W LED	FULL-CUTOFF WALL PACK	WALL	RAB Lighting Inc., SLIM17FAFC40_4K at 0% CCT Setting	2	277	14'	5421
W3	▮	(1) 15W LED	FULL-CUTOFF WALL PACK	WALL	RAB Lighting Inc., SLIM17FA15ADJ_4K	7	277	10' & 14' AT NORTH WALL	1904

HORIZONTAL ILLUMINANCES FOR PARKING				
LEVEL OF ACTIVITY	MINIMUM FOOTCANDLES ON PAVEMENT	MAXIMUM AVG. FOOTCANDLES ON PAVEMENT	MAXIMUM UNIFORMITY RATIO (AVG:MIN)	MAXIMUM WATTS/SF LIGHTING LOAD
LOW	0.2	0.56	3:1	0.03

- OUTDOOR LIGHTING NOTES:**
- OUTDOOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH PROGRAMMABLE TIME CLOCK AND PHOTOCELL CONTROLLERS PER INTERNATIONAL ENERGY CONSERVATION CODE.
 - NUMBERS SHOWN ON PLAN ARE FOOT-CANDLE UNITS.
 - ELECTRICAL CONTRACTOR SHALL VERIFY ILLUMINATION LEVELS AFTER INSTALLATION AND SHALL ADJUST LUMINAIRES TO MATCH PHOTOMETRICS ON SITE PLAN.



BSH COMPANIES
DISCOVERY STORAGE
 PFLAUM RD at SEIFERTH RD
 CITY of MADISON, WISCONSIN

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 ARCHITECTURE
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 WICHITA, KS 67207
 (316) 618-0448
 sally@kdginc.co

SHEET TITLE

OUTDOOR LIGHTING

SHEET NUMBER

E6.1

VANLED40N/PCS2

RAB



Low-profile vandal-resistant fixture covers the footprint of most traditional canopy lights. Available in flat or drop lens with frosted and unfrosted options.
Color: Bronze Weight: 11.2 lbs

Project: _____ Type: **C1**
Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	40W
120V	0.34A	Color Temp	4000K (Neutral)
208V	0.20A	Color Accuracy	83 CRI
240V	0.17A	L70 Lifespan	100,000 Hours
277V	0.15A	Lumens	6,302
Input Watts	40.5W	Efficacy	155.6

Technical Specifications

Compliance: UL Listed: Suitable for Wet Locations. Covered Ceiling Mount Only.
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
Electrical: Class 2, Constant Current, 120-277V, 50-60Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD: 2.67% at 120V, 6.79% at 277V
Power Factor: 99.68% at 120V, 94.08% at 277V
Photocell: 277V Swivel photocell included. Photocell is compatible with 208V/277V.
LED Characteristics: LEDs: Long life, high-efficiency, surface-mount LEDs
Color Stability: RAB LEDs exceed industry standards for chromatic stability

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction: Maximum Ambient Temperature: Suitable for use in up to 40°C (104°F)
Cold Weather Starting: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLMKSTZVA46N

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Page 1 of 2

VANLED40N/PCS2

RAB

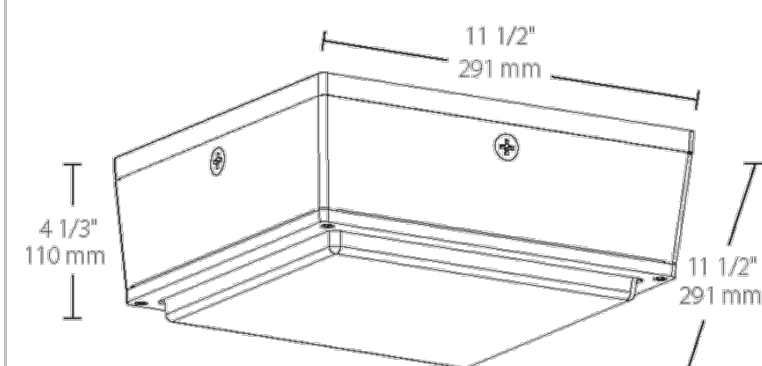
Technical Specifications (continued)

Construction: Die-cast aluminum housing and lens frame with (4) 1/2" NPS side conduit entries and weatherproof rear wire plug and access plate
Mounting: Ceiling mount to recessed junction with knockout template or directly to ceiling surface, utilizing side conduit entry points
IP Rating: Ingress protection rating of IP66 for dust and water

Air Tight: Housing certified Air Tight as per ASTM E283
Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color
Other: Warranted: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Equivalency: Equivalent to 150W Metal Halide

Dimensions



Features: Fits the footprint of older canopy lights
Vandal resistant and UV resistant lens
Ultra-high efficiency
Clean, contemporary, low-profile design
Available with drop lens or flat lens
IP66 rated, keeps dust, bugs and water out
Photo and motion sensor options available

Ordering Matrix

Family	Wattage	Color Temp	Lens-Optics	Finish	Voltage	Options
VANLED	40	N				/PCS2
	10 = 10W	Blank = 5000K Cool	Blank = Drop lens	Blank = No Options		
	20 = 20W	N = 4000K Neutral	F = Flat lens ¹	/E2 = Battery Backup, 120-277V only		
	28 = 28W	Y = 3000K Warm	FR = Frosted Drop Lens	/LC = Lightcloud [®] Controller		
	40 = 40W		FR = Frosted Flat Lens	/PCS = 120V Swivel Photocell		
	52 = 52W			/PCS2 = 277V Swivel Photocell		
	65 = 65W			/PCS4 = 480V Swivel Photocell		
	75 = 75W			/WS = Wattstopper, 20ft		
				/WS2 = Wattstopper, 20ft		
				/MVS = Microwave Motion Sensor ¹		

¹/MVS option not available with F and FR lens

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Page 2 of 2

SLIM17FAFC60

RAB



Color: Bronze Weight: 7.1 lbs

Project: _____ Type: **W1 & W2**
Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	60W & 40W
120V	0.50A	Color Temp	3000K/4000K/5000K
208V	0.40A	Color Accuracy	80 CRI
240V	0.30A	L70 Lifespan	100,000 Hours
277V	0.25A	Lumens	7035/8190/7251
Input Watts	57.9/58.4/57.2W	Efficacy	121.6/140.3/126.7 lm/W

Technical Specifications

Field Adjustability: Field Adjustable: Color temperature selectable by 3000K, 4000K and 5000K
Compliance: UL Listed: Suitable for wet locations
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLMKSTZVA46N

Performance: Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations
LED Characteristics: LEDs: Long life, high-efficiency, surface-mount LEDs
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.40A, 240V: 0.30A, 277V: 0.25A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.
Photocell: 120-277V selectable photocell that can be turned on and off.

Construction: IP Rating: Ingress protection rating of IP65 for dust and water
Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)
Maximum Ambient Temperature: Suitable for use in up to 50°C (122°F)
Housing: Precision die-cast aluminum housing and door frame

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SLIM17FAFC60

RAB

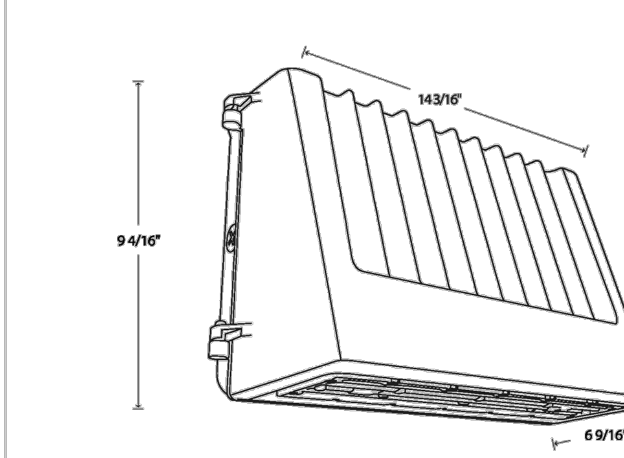
Technical Specifications (continued)

Construction: Lens: Polycarbonate lens
Mounting: Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap
Cut Off: Full cutoff (0°)

Finish: Formulated for high durability and long-lasting color
Green Technology: Mercury and UV free. RoHS-compliant components.
Other: Note: All values are typical (tolerance +/- 10%)

5 Yr Limited Warranty: The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Equivalency: Equivalent to 350W Metal Halide
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Selectable CCT
Full cutoff
Selectable on/off photocell
0-10V dimming standard

Ordering Matrix

Family	Style	Wattage
SLIM17FA	FC	60
	FC = Full cutoff	40 = 40W 60 = 60W

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Page 2 of 2

SLIM17FA15ADJ

RAB



Color: Bronze Weight: 3.0 lbs

Project: _____ Type: **W3**
Prepared By: _____ Date: _____

Driver Info		LED Info	
Type	Constant Current	Watts	15W
120V	0.13A	Color Temp	3000K/4000K/5000K
208V	0.07A	Color Accuracy	70 CRI
240V	0.06A	L70 Lifespan	100,000 Hours
277V	0.05A	Lumens	1761/1904/1852
Input Watts	14.2/14/14.2W	Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability: Field Adjustable: Color temperature selectable by 3000K, 4000K and 5000K
Compliance: UL Listed: Suitable for wet locations
IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
DLC Listed: This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLOMVJ0V62Q3

LED Characteristics: LEDs: Long life, high-efficiency, surface-mount LEDs
Electrical: Driver: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A
Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.
Photocell: 120-277V integrated button photocell included.
Construction: IP Rating: Ingress protection rating of IP65 for dust and water

Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)
Maximum Ambient Temperature: Suitable for use in up to 50°C (122°F)
Housing: Precision die-cast aluminum housing and door frame
Lens: Polycarbonate lens

Performance: Lifespan: 100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

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SLIM17FA15ADJ

RAB

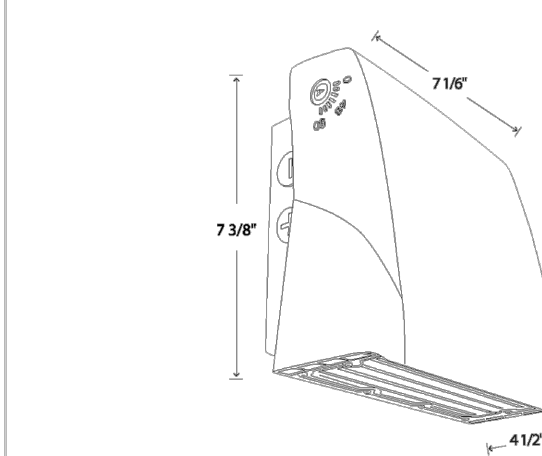
Technical Specifications (continued)

Construction: Mounting: Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap
Cut Off: Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.
Finish: Formulated for high durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.
Other: Note: All values are typical (tolerance +/- 10%)
5 Yr Limited Warranty: The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency: Equivalent to 70W Metal Halide
Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

Selectable CCT
Adjustable cutoff
Integrated photocell
0-10V dimming standard

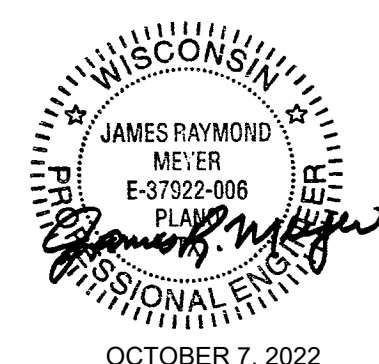
Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ
	15 = 15W	ADJ = Angle Adjustable
	30 = 30W	

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ISSUE DATE

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY of MADISON, WISCONSIN

Kaufman
Design
Group

ARCHITECTURE

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sally@kdginc.co

SHEET TITLE

OUTDOOR
LIGHTING

SHEET NUMBER

E6.2



CITY OF MADISON LANDSCAPE WORKSHEET

Section 28.142 Madison General Ordinance

Project Location / Address _____

Name of Project Discovery Storage

Owner / Contact _____

Contact Phone _____ Contact Email _____

**** Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size
MUST be prepared by a registered landscape architect. ****

Applicability

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless **all** of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Calculations and Distribution

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot. There are three methods for calculating landscape points depending on the size of the lot and Zoning District.

- (a) For all lots except those described in (b) and (c) below, five (5) landscape points shall be provided for each three hundred (300) square feet of developed area.

Total square footage of developed area _____

Total landscape points required _____

- (b) **For lots larger than five (5) acres**, points shall be provided at five (5) points per three hundred (300) square feet for the first five (5) developed acres, and one (1) point per one hundred (100) square feet for all additional acres.

Total square footage of developed area _____

Five (5) acres = 217,800 square feet

First five (5) developed acres = 3,630 points

Remainder of developed area _____

Total landscape points required _____

- (c) **For the Industrial – Limited (IL) and Industrial – General (IG) districts**, one (1) point shall be provided per one hundred (100) square feet of developed area.

Total square footage of developed area 11,561.75

Total landscape points required 116

Tabulation of Points and Credits

Use the table to indicate the quantity and points for all existing and proposed landscape elements.

Plant Type/ Element	Minimum Size at Installation	Points	Credits/ Existing Landscaping		New/ Proposed Landscaping	
			Quantity	Points Achieved	Quantity	Points Achieved
Overstory deciduous tree	2½ inch caliper measured diameter at breast height (dbh)	35			15	525
Tall evergreen tree (i.e. pine, spruce)	5-6 feet tall	35				
Ornamental tree	1 1/2 inch caliper	15			2	30
Upright evergreen shrub (i.e. arborvitae)	3-4 feet tall	10				
Shrub, deciduous	#3 gallon container size, Min. 12”-24”	3			100	300
Shrub, evergreen	#3 gallon container size, Min. 12”-24”	4				
Ornamental grasses/ perennials	#1 gallon container size, Min. 8”-18”	2				
Ornamental/ decorative fencing or wall	n/a	4 per 10 lineal ft.				
Existing significant specimen tree	Minimum size: 2 ½ inch caliper dbh. *Trees must be within developed area and cannot comprise more than 30% of total required points.	14 per caliper inch dbh. Maximum points per tree: 200				
Landscape furniture for public seating and/or transit connections	* Furniture must be within developed area, publically accessible, and cannot comprise more than 5% of total required points.	5 points per “seat”				
Sub Totals						

Total Number of Points Provided 855

* As determined by ANSI, ANLA- American standards for nursery stock. For each size, minimum plant sizes shall conform to the specifications as stated in the current American Standard for Nursery Stock.

Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, as foundation plantings, or as general site landscaping. The total number of landscape points provided shall be distributed on the property as follows.

Total Developed Area

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area is defined as that area within a single contiguous boundary which is made up of structures, parking, driveways and docking/loading facilities, but excluding the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

Development Frontage Landscaping

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant materials.

Interior Parking Lot Landscaping

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the interior parking lot standards.

Foundation Plantings

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses.

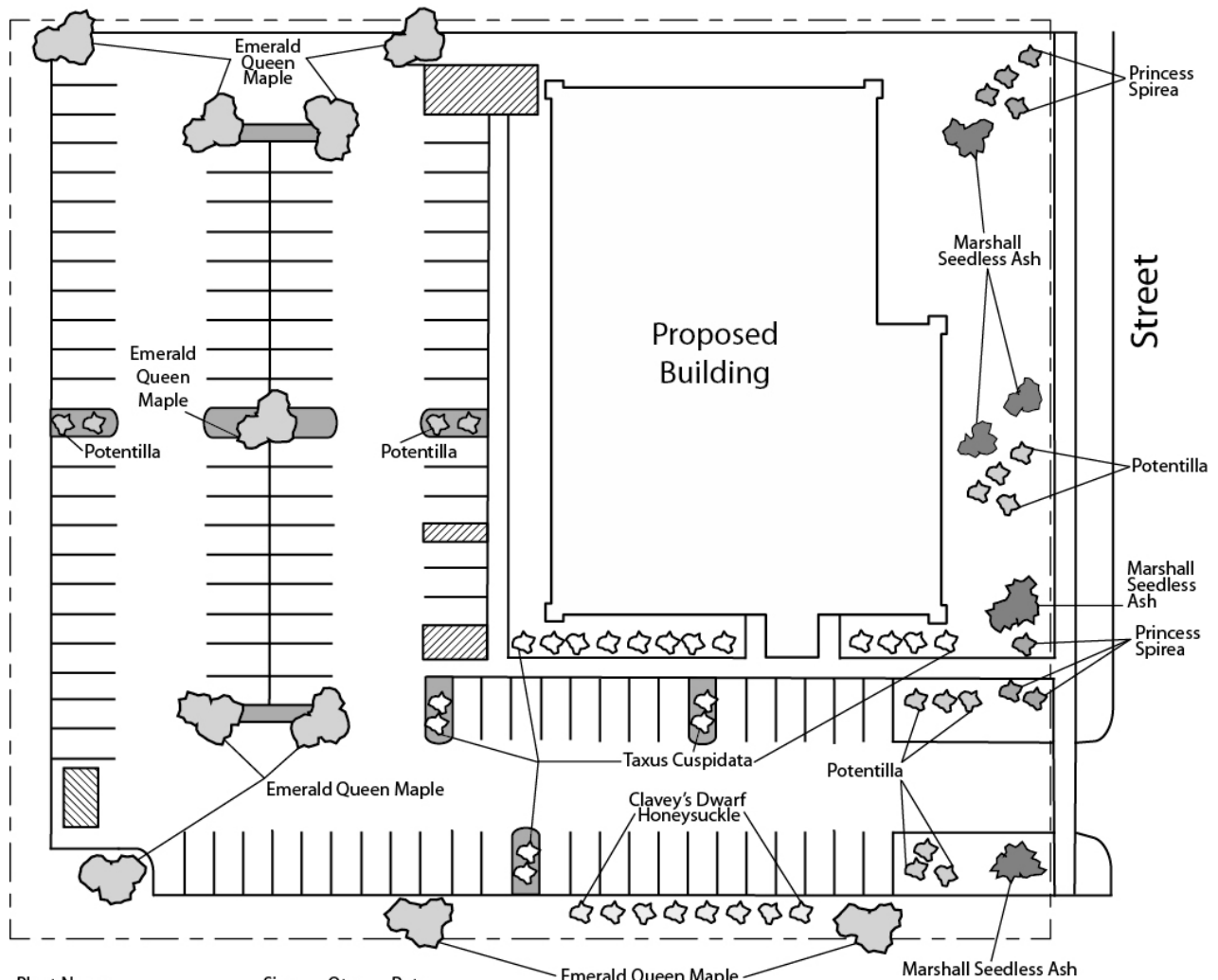
Screening Along District Boundaries

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts.

Screening of Other Site Elements

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site: refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Example Landscape Plan



Plant Name	Size	Qty.	Pnts.
Emerald Queen Maple	2-2.5"	9	-
Marshall Seedless Ash	2-2.5"	4	450
Clavey's Dwarf Honeysuckle	1 Gal	8	24
Princess Spirea	1 Gal	7	21
Potentilla	1 Gal	10	30
Taxus Cuspidata	2 Gal	12	60
			TOTAL 585

Call City Zoning, 266-4551, with your questions about this type of plan

LANDSCAPE PLAN AND LANDSCAPE WORKSHEET INSTRUCTIONS

Refer to Zoning Code Section 28.142 LANDSCAPING AND SCREENING REQUIREMENTS for the complete requirements for preparing and submitting a Landscape Plan and Landscape Worksheet.

Applicability.

The following standards apply to all exterior construction and development activity, including the expansion of existing buildings, structures and parking lots, except the construction of detached single-family and two-family dwellings and their accessory structures. The entire development site must be brought up to compliance with this section unless all of the following conditions apply, in which case only the affected areas need to be brought up to compliance:

- (a) The area of site disturbance is less than ten percent (10%) of the entire development site during any ten-(10) year period.
- (b) Gross floor area is only increased by ten percent (10%) during any ten-(10) year period.
- (c) No demolition of a principal building is involved.
- (d) Any displaced landscaping elements must be replaced on the site and shown on a revised landscaping plan.

Landscape Plan and Design Standards.

Landscape plans shall be submitted as a component of a site plan, where required, or as a component of applications for other actions, including zoning permits, where applicable. Landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.

- (a) Elements of the landscape plan shall include the following:
 1. Plant list including common and Latin names, size and root condition (i.e. container or ball & burlap).
 2. Site amenities, including bike racks, benches, trash receptacles, etc.
 3. Storage areas including trash and loading.
 4. Lighting (landscape, pedestrian or parking area).
 5. Irrigation.
 6. Hard surface materials.
 7. Labeling of mulching, edging and curbing.
 8. Areas of seeding or sodding.
 9. Areas to remain undisturbed and limits of land disturbance.
 10. Plants shall be depicted at their size at sixty percent (60%) of growth.
 11. Existing trees eight (8) inches or more in diameter.
 12. Site grading plan, including stormwater management, if applicable.
- (b) Plant Selection. Plant materials provided in conformance with the provisions of this section shall be nursery quality and tolerant of individual site microclimates.
- (c) Mulch shall consist of shredded bark, chipped wood or other organic material installed at a minimum depth of two (2) inches.

Landscape Calculations and Distribution.

Required landscaped areas shall be calculated based upon the total developed area of the property. Developed area, for the purpose of this requirement, is defined as that area within a single contiguous boundary which is made up of structures, parking driveways and docking/loading facilities, but **excluding** the area of any building footprint at grade, land designated for open space uses such as athletic fields, and undeveloped land area on the same zoning lot.

- (a) Landscaping shall be distributed throughout the property along street frontages, within parking lot interiors, and as foundation plantings, or as general site landscaping.
- (b) Planting beds or planted areas must have at least seventy-five percent (75%) vegetative cover.
- (c) Canopy tree diversity requirements for new trees:
 1. If the development site has fewer than 5 canopy trees, no tree diversity is required.
 2. If the development site has between 5 and 50 canopy trees, no single species may comprise more than 33% of trees.
 3. If the development site has more than 50 canopy trees, no single species may comprise more than 20% of trees.

Development Frontage Landscaping.

Landscaping and/or ornamental fencing shall be provided between buildings or parking areas and the adjacent street(s), except where buildings are placed at the sidewalk. Landscape material shall include a mix of plant material meeting the following minimum requirements:

- (a) One (1) overstory deciduous tree and five (5) shrubs shall be planted for each thirty (30) lineal feet of lot frontage. Two (2) ornamental trees or two (2) evergreen trees may be used in place of one (1) overstory deciduous tree.
- (b) In cases where building facades directly abut the sidewalk, required frontage landscaping shall be deducted from the required point total.
- (c) In cases where development frontage landscaping cannot be provided due to site constraints, the zoning administrator may waive the requirement or substitute alternative screening methods for the required landscaping.
- (d) Fencing shall be a minimum of three (3) feet in height, and shall be constructed of metal, masonry, stone or equivalent material. Chain link or temporary fencing is prohibited.

Interior Parking Lot Landscaping.

The purpose of interior parking lot landscaping is to improve the appearance of parking lots, provide shade, and improve stormwater infiltration. **All parking lots with twenty (20) or more parking spaces** shall be landscaped in accordance with the following interior parking lot standards.

- (a) For new development on sites previously undeveloped or where all improvements have been removed, a minimum of eight percent (8%) of the asphalt or concrete area of the parking lot shall be devoted to interior planting islands, peninsulas, or landscaped strips. For changes to a developed site, a minimum of five percent (5%) of the asphalt or concrete area shall be interior planting islands, peninsulas, or landscaped strips. A planting island shall be located at least every twelve (12) contiguous stalls with no break or alternatively, landscaped strips at least seven (7) feet wide between parking bays.
- (b) The primary plant materials shall be shade trees with at least one (1) deciduous canopy tree for every one hundred sixty (160) square feet of required landscaped area. Two (2) ornamental deciduous trees may be substituted for one (1) canopy tree, but ornamental trees shall constitute no more than twenty-five percent (25%) of the required trees. No light poles shall be located within the area of sixty percent (60%) of mature growth from the center of any tree.
- (c) Islands may be curbed or may be designed as uncurbed bio-retention areas as part of an approved low impact stormwater management design approved by the Director of Public Works. The ability to maintain these areas over time must be demonstrated. (See Chapter 37, Madison General Ordinances, Erosion and Stormwater Runoff Control.)

Foundation Plantings.

Foundation plantings shall be installed along building facades, except where building facades directly abut the sidewalk, plaza, or other hardscape features. Foundation plantings shall consist primarily of shrubs, perennials, and native grasses. The Zoning Administrator may modify this requirement for development existing prior to the effective date of this ordinance, as long as improvements achieve an equivalent or greater level of landscaping for the site.

Screening Along District Boundaries.

Screening shall be provided along side and rear property boundaries between commercial, mixed use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height, except that within the front yard setback area, screening shall not exceed four (4) feet in height. Height of screening shall be measured from natural or approved grade. Berms and retaining walls shall not be used to increase grade relative to screening height.

Screening of Other Site Elements.

The following site elements shall be screened in compatibility with the design elements, materials and colors used elsewhere on the site, as follows:

- (a) Refuse Disposal Areas. All developments, except single family and two family developments, shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than seven (7) feet.
- (b) Outdoor Storage Areas. Outdoor storage areas shall be screened from abutting residential uses with a by a building wall or solid, commercial-grade wood fence, wall, year-round hedge, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (c) Loading Areas. Loading areas shall be screened from abutting residential uses and from street view to the extent feasible by a building wall or solid, commercial-grade wood fence, or equivalent material, with a minimum height of six (6) feet and not greater than seven (7) feet. Screening along district boundaries, where present, may provide all or part of the required screening.
- (d) Mechanical Equipment. All rooftop and ground level mechanical equipment and utilities shall be fully screened from view from any street or residential district, as viewed from six (6) feet above ground level. Screening may consist of a building wall or fence and/or landscaping as approved by the Zoning Administrator.

Maintenance.

The owner of the premises is responsible for the watering, maintenance, repair and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed free. Plant material that has died shall be replaced no later than the upcoming June 1.

GENERAL NOTES:

- CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITIES COMPANY IF UTILITY COMPANY STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
- LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS OF A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
- CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS WITH UTILITY COMPANIES.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
- CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
- A COMPETENT REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
- STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAIN PERSONAL INJURY.
- EXISTING FACILITIES TO REMAIN INCLUDING PAVEMENT, SIDEWALKS, BUILDINGS, LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
- EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

UTILITIES AND STORM SEWER

- ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED OF PROPOSED GRADE BY CONTRACTOR.
- UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND TO PROVIDE MINIMUM REQUIRE DEPTHS OF COVER. ADDITIONAL BENDS AND ASSOCIATED MATERIALS ARE TO BE INSTALLED AS REQUIRED FOR WATER MAINS AND LATERALS.
- STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE STORM SEWER CURRENT EDITIONS INCLUDING ANY ADDENDUMS.
- STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
- TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
- STORM SEWER 8-INCHES OR SMALLER CONNECTED TO THE AS STORM SEWER SHALL BE PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
- TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

EROSION CONTROL

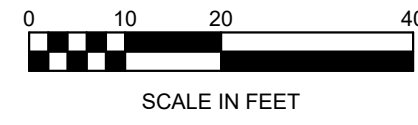
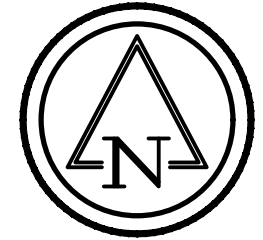
- CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES.
- EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL PLACE, SEEDED, AND MULCHED UNLESS OTHERWISE INDICATED.
- INSPECT ALL Bmps WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS, INSTALL ADDITIONAL Bmps AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.
- CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY CITY AND/OR ENGINEER.
- CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
- ENGINEER IS UNDER NO OBLIGATION TO ALTER THE CONSTRUCTION SEQUENCE AND/OR EROSION CONTROL PLAN.
- EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
- CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AT THE END OF EACH DAY.
- ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
- IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICE. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
- STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
- REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAD BEEN ESTABLISHED IN RESTORED AREAS.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE IF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION.

GRADING AND PAVING

- ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED. QUALITY CONTROL AND QUALITY ASSURANCE TESTING WILL NOT BE REQUIRED. TESTING WILL BE COMPLETED AT THE OWNER'S DIRECTION.
- CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
- MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED AND PAID FOR BY THE OWNER. IF TESTING IS ORDERED, CONTRACTOR SHALL FURNISH SAMPLES FOR SAID TESTING. IF RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASECOURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
- BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
- BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180).
- ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE SHALL CONFORM TO ACTI 330R-08
- ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH
- EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
- ALL ASPHALT AND SURFACE COURSE SHALL BE DESIGNED TO 96.0% OF MAXIMUM SPECIFIC GRAVITY AT NDES AND DURING FIELD PRODUCTION PERCENT OF MAXIMUM SPECIFICATION GRAVITY WILL BE INCREASED TO 97.0% PER THE STANDARD SPECIFICATIONS.
- TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.

LEGEND – CIVIL ENGINEERING DRAWINGS

CONTROL	SANITARY SEWER	UTILITIES	WATER MAIN
CHIS CHISELED MARK	SM SANITARY MANHOLE	CB CABLE BOX	EH EXISTING HYDRANT
CP CONTROL POINT	SS SEPTIC SYSTEM	CM CABLE MANHOLE	EL EXISTING LOCATOR BOX
IP IRON PIPE (GENERIC)	ST SEPTIC TANK COVER	UC UNDERGROUND TV CABLE	ES EXISTING SPRINKLER HEAD
IP IRON PIPE (1" DIA)	SV SEPTIC VENT	EB ELECTRIC BOX	EW EXISTING WATER CURB STOP
IP IRON PIPE (2" DIA)	SSW 7" SAN SWR	EM ELECTRIC MANHOLE	EWB EXISTING WATER MAIN BEND
IP IRON PIPE SET	PSM PROPOSED SANITARY MANHOLE	EMT ELECTRIC METER	EWMC EXISTING WATER MAIN CROSS
IR IRON ROD (GENERIC)	PSR PROPOSED SANITARY RISER	EP ELECTRIC PAD	EWMO EXISTING WATER MAIN OFFSET
IR IRON ROD (3/4" DIA)	PSL PROPOSED SANITARY LATERAL	ET ELECTRIC TRANSFORMER	EWMP EXISTING WATER MAIN PLUG
IR IRON ROD (1 1/4" DIA)	PSSE PROPOSED SANITARY SEWER	PP POWER POLE	EWMPW EXISTING WATER MAIN PLUG W/ AIR RELEASE
M MONUMENT	SSCB STORM CATCH BASIN	UE UNDERGROUND ELECTRIC	EWMR EXISTING WATER MAIN REDUCER
N NAIL	SSFI STORM FIELD INLET	GC GAS CURB STOP	EWV EXISTING WATER VALVE
PM PAINT MARK	SSIN STORM INLET	GM GAS MANHOLE	EWVW EXISTING WATER VALVE MANHOLE
PK PK NAIL	SSM STORM MANHOLE	GMG GAS METER	EWY EXISTING WELL
RX RAILROAD SPIKE	SSYD STORM YARD DRAIN	GT GAS TEST STATION	YH EXISTING YARD HYDRANT
RTIE REFERENCE TIE	SSW STORM SEWER	GV GAS VALVE	WM EXISTING WATER MAIN
SC SECTION CORNER	SSC CULVERT (SIZE & TYPE NOTED)	GVV GAS VALVE TEST	WWS EXISTING WATER SERVICE
SCM SECTION CORNER MONUMENT	SSIM PROPOSED STORM INLET/CB	GVV GAS VENT	WWS PROPOSED CURB STOP
TC TEMPORARY CONTROL POINT	SSM PROPOSED STORM MANHOLE	UGM UNDERGROUND GAS MAIN	WWS PROPOSED HYDRANT
USGS USGS MONUMENT	SSL PROPOSED STORM LATERAL	UB UNDERGROUND FIBER OPTIC	WWS PROPOSED LOCATOR BOX
WE WATER ELEVATION	SSL PROPOSED STORM LATERAL	UT UNDERGROUND TELEPHONE	WWS PROPOSED WATER MAIN BEND (ANGLE NOTED)
WF WETLANDS (SURVEYED LOCATION)	SSL PROPOSED STORM SEWER	FO UNDERGROUND FIBER OPTIC	WWS PROPOSED WATER MAIN CROSS
WF WETLAND BOUNDARY	SSG GENERAL	FL FENCE	WWS PROPOSED WATER MAIN OFFSET
WF WETLAND BOUNDARY	AC AIR CONDITIONER	FL FENCE	WWS PROPOSED WATER MAIN PLUG
WF WETLAND BOUNDARY	CO CLEAN OUT	FL FENCE	WWS PROPOSED WATER MAIN PLUG W/AIR RELEASE
WF WETLAND BOUNDARY	DP DELINEATOR POST	FL FENCE	WWS PROPOSED WATER MAIN REDUCER
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN TEE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER VALVE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER VALVE MANHOLE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED YARD HYDRANT
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
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WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
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WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER MAIN
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WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
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WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
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WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	WWS PROPOSED WATER SERVICE
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WF WETLAND BOUNDARY	FP FLAG POLE	FL FENCE	W



Point #	Raw Description	Elevation	Northing	Easting
20	CP 20 FOUNDMAG NW COR PARKLOT	898.105	478287.8880	841690.5930
21	CP 21 M+B 1FT IN ASPH SOUTHPROP LINE	892.419	478112.7770	841665.6360
22	CP 22	888.185	478103.7300	841879.5090
23	CP 23 6IN NAIL	892.386	478322.0890	841834.1760
24	CP 24 6IN NAIL	894.922	478191.6860	841823.2280
25	CP 25 M+B	883.697	478337.4270	841979.1420
26	CP 26 6IN NAIL	872.849	478135.4490	841979.4970
28	CP 28 6IN NAIL	883.779	478249.4760	841916.1440

Curve #	Radius	Delta	Chord	Chord Brg.	Arc	Tangent	Tangent Brg. In	Tangent Brg. Out
C1	15.00'	085°14'23"	20.31'	S45° 23' 30.67"W	22.32'	13.80'	S88° 00' 42.28"W	S02° 46' 19.07"W



ISSUE DATE

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
 CITY of MADISON, WISCONSIN



Kaufman Design Group

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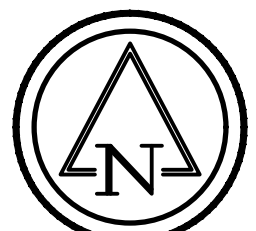
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EXISTING CONDITIONS

SHEET NUMBER

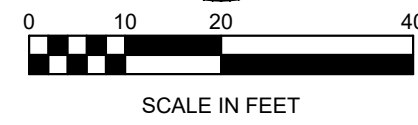
C101
 OF SHEETS

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NOTE: A PERMIT FOR THE REMOVAL OF A 20" NORWAY MAPLE WILL BE REQUIRED DUE TO SIDEWALK INSTALLATION.



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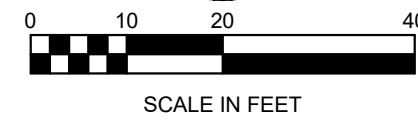
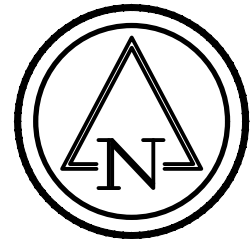
SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER

C102
 OF SHEETS

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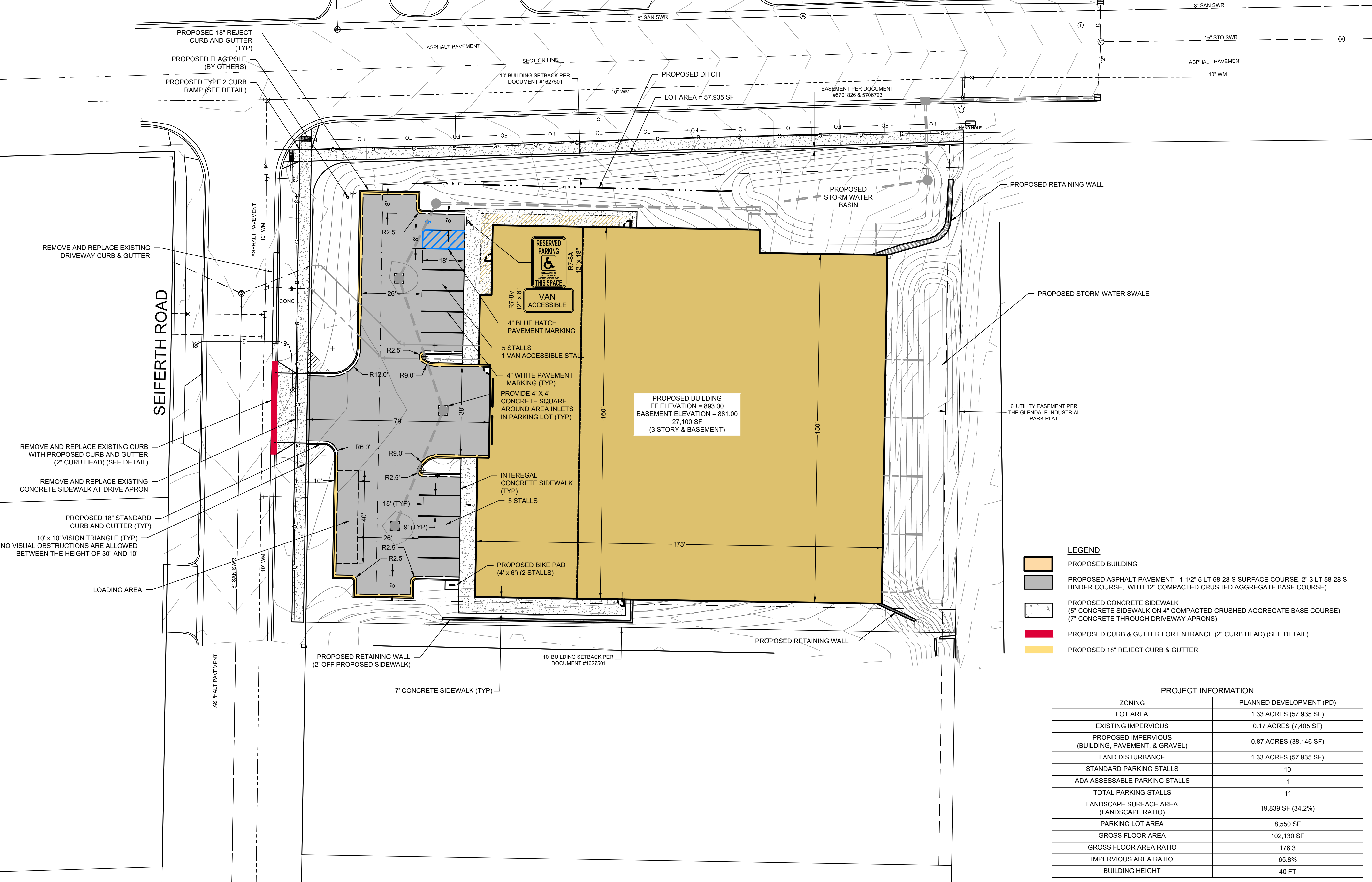
CONTACT INFORMATION:

TENANT:
DISCOVERY SELF STORAGE

ENGINEER:
JASON LIETHA, PE
4630 S. BILTMORE LN
MADISON, WI 53718
(608) 819-2600

PFLAUM ROAD

ISSUE DATE



BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY of MADISON, WISCONSIN



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SHEET TITLE
616 PLAN

SHEET NUMBER

C106

OF SHEETS

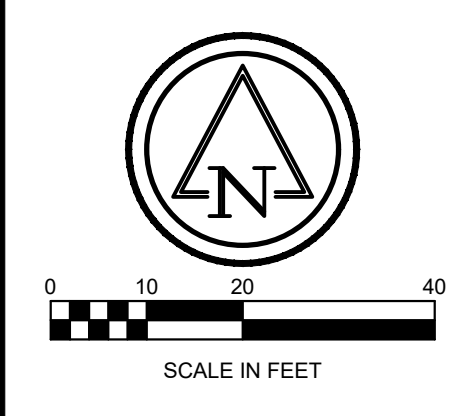
LEGEND

- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT - 1 1/2" 5 LT 58-28 S SURFACE COURSE, 2" 3 LT 58-28 S BINDER COURSE, WITH 12" COMPACTED CRUSHED AGGREGATE BASE COURSE
- PROPOSED CONCRETE SIDEWALK (5" CONCRETE SIDEWALK ON 4" COMPACTED CRUSHED AGGREGATE BASE COURSE) (7" CONCRETE THROUGH DRIVEWAY APRONS)
- PROPOSED CURB & GUTTER FOR ENTRANCE (2" CURB HEAD) (SEE DETAIL)
- PROPOSED 18" REJECT CURB & GUTTER

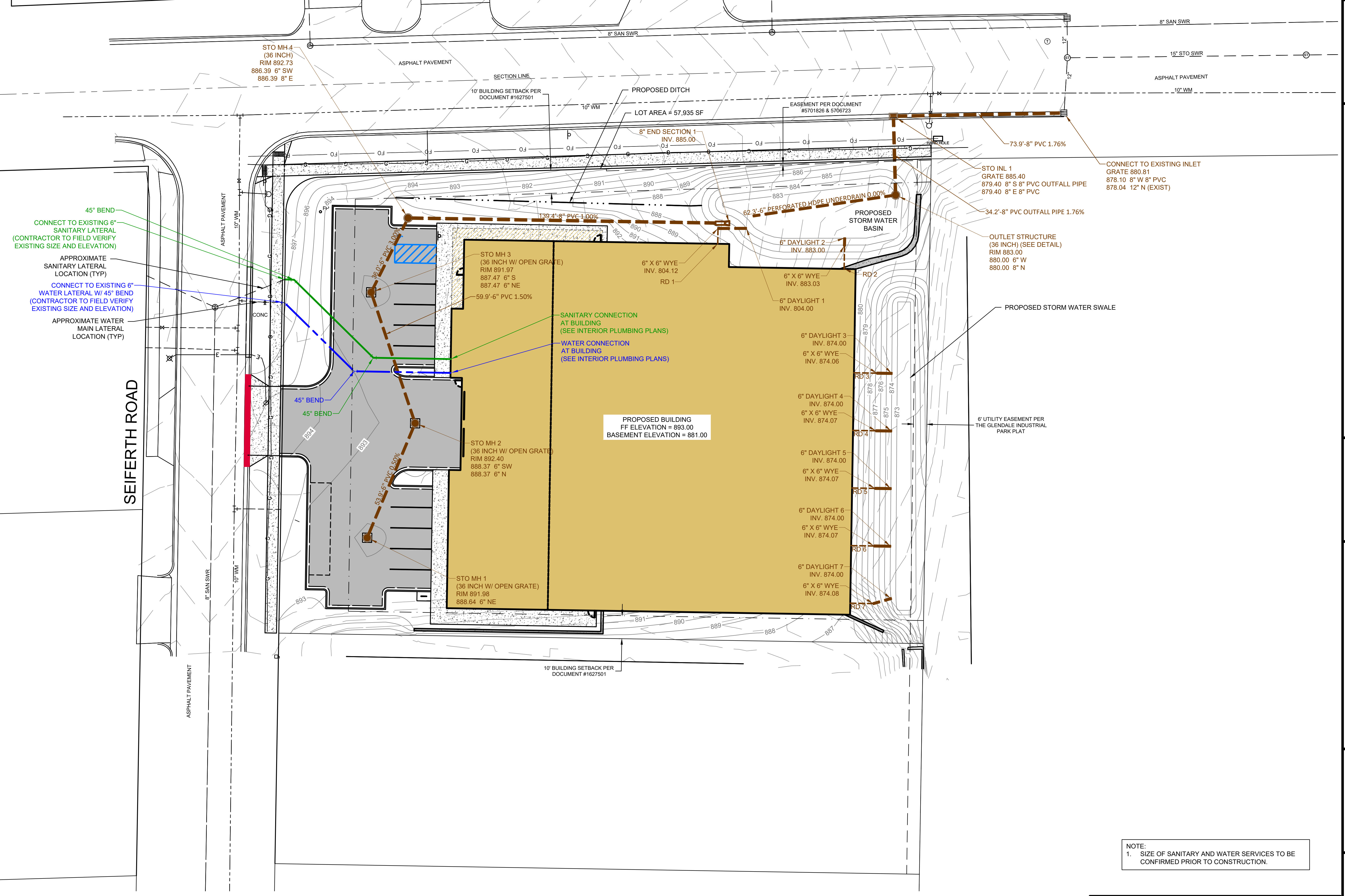
PROJECT INFORMATION	
ZONING	PLANNED DEVELOPMENT (PD)
LOT AREA	1.33 ACRES (57,935 SF)
EXISTING IMPERVIOUS	0.17 ACRES (7,405 SF)
PROPOSED IMPERVIOUS (BUILDING, PAVEMENT, & GRAVEL)	0.87 ACRES (38,146 SF)
LAND DISTURBANCE	1.33 ACRES (57,935 SF)
STANDARD PARKING STALLS	10
ADA ASSESSABLE PARKING STALLS	1
TOTAL PARKING STALLS	11
LANDSCAPE SURFACE AREA (LANDSCAPE RATIO)	19,839 SF (34.2%)
PARKING LOT AREA	8,550 SF
GROSS FLOOR AREA	102,130 SF
GROSS FLOOR AREA RATIO	176.3
IMPERVIOUS AREA RATIO	65.8%
BUILDING HEIGHT	40 FT

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PFLAUM ROAD



45° BEND
 CONNECT TO EXISTING 6" SANITARY LATERAL (CONTRACTOR TO FIELD VERIFY EXISTING SIZE AND ELEVATION)
 APPROXIMATE SANITARY LATERAL LOCATION (TYP)
 CONNECT TO EXISTING 6" WATER LATERAL W/ 45° BEND (CONTRACTOR TO FIELD VERIFY EXISTING SIZE AND ELEVATION)
 APPROXIMATE WATER MAIN LATERAL LOCATION (TYP)

NOTE:
 1. SIZE OF SANITARY AND WATER SERVICES TO BE CONFIRMED PRIOR TO CONSTRUCTION.

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 DISCOVERY STORAGE
 PFLAUM RD at SEIFERTH RD
 CITY of MADISON, WISCONSIN

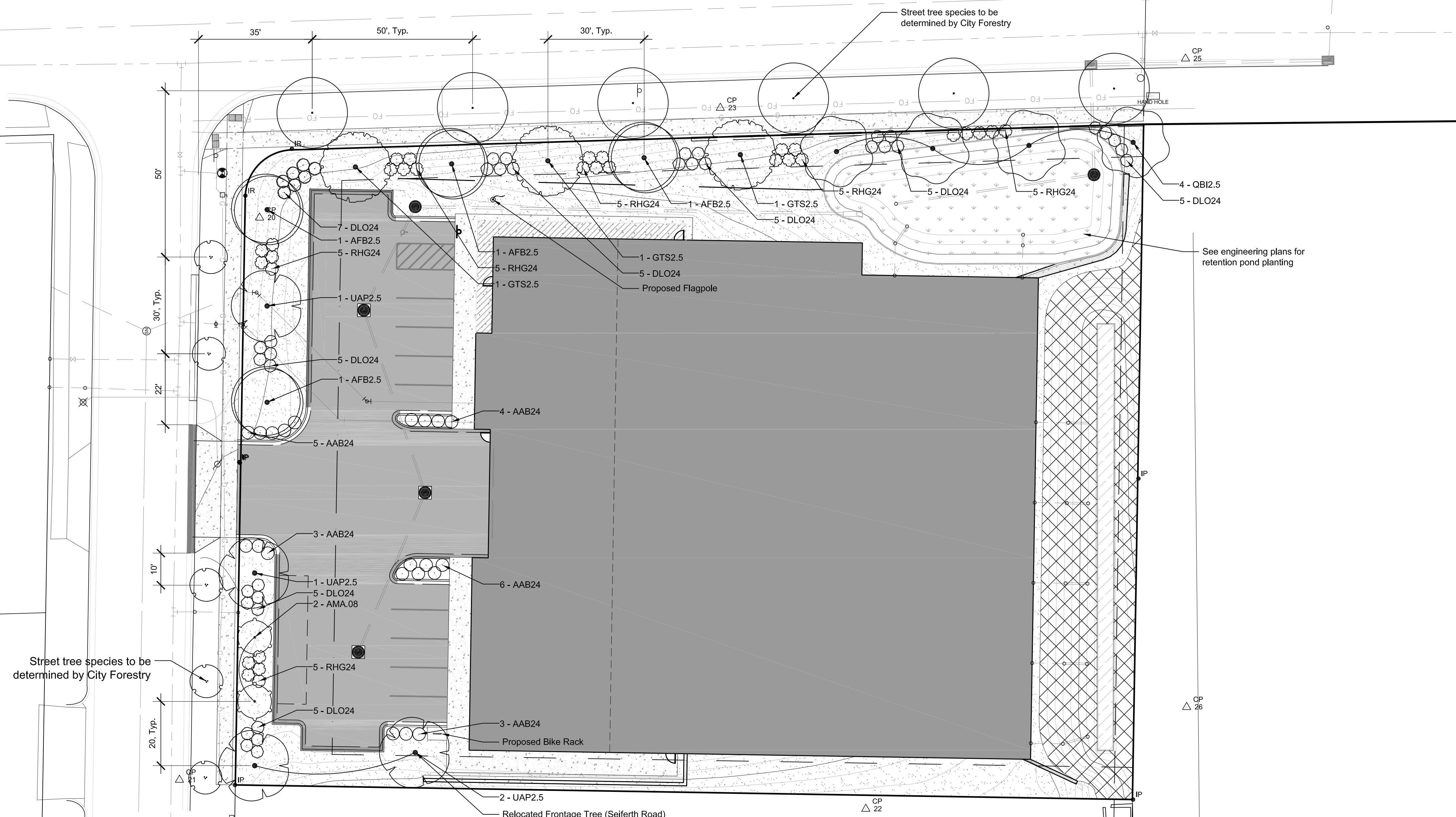


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SHEET TITLE
 UTILITY PLAN

SHEET NUMBER

C107
 OF SHEETS



- PLANTING NOTES**
1. Seed limit line is approximate. Seed to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
 2. Contractor responsible for erosion control in all seeded areas.
 3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
 4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
 5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
 6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
 7. FOR UNIT PRICE CONTRACTS, Payments will be made based on actual quantities installed as measured in place by the Owners Representative.
 8. Refer to specifications for additional conditions, standards and notes.

- PLANTING LEGEND**
- Shade Tree, typical. See detail for Installation.
 - Ornamental Tree, typical. See detail for installation.
 - Shrub, typical. See detail for installation.
 - Turf Seed
 - Low Profile Drainage Swale Seed

ISSUE DATE

BSH COMPANIES
 DISCOVERY STORAGE
 PFLAUM RD at SEIFERTH RD
 CITY of MADISON, WISCONSIN



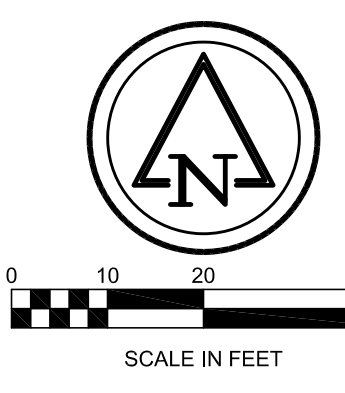
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SHEET TITLE
 LANDSCAPE PLAN

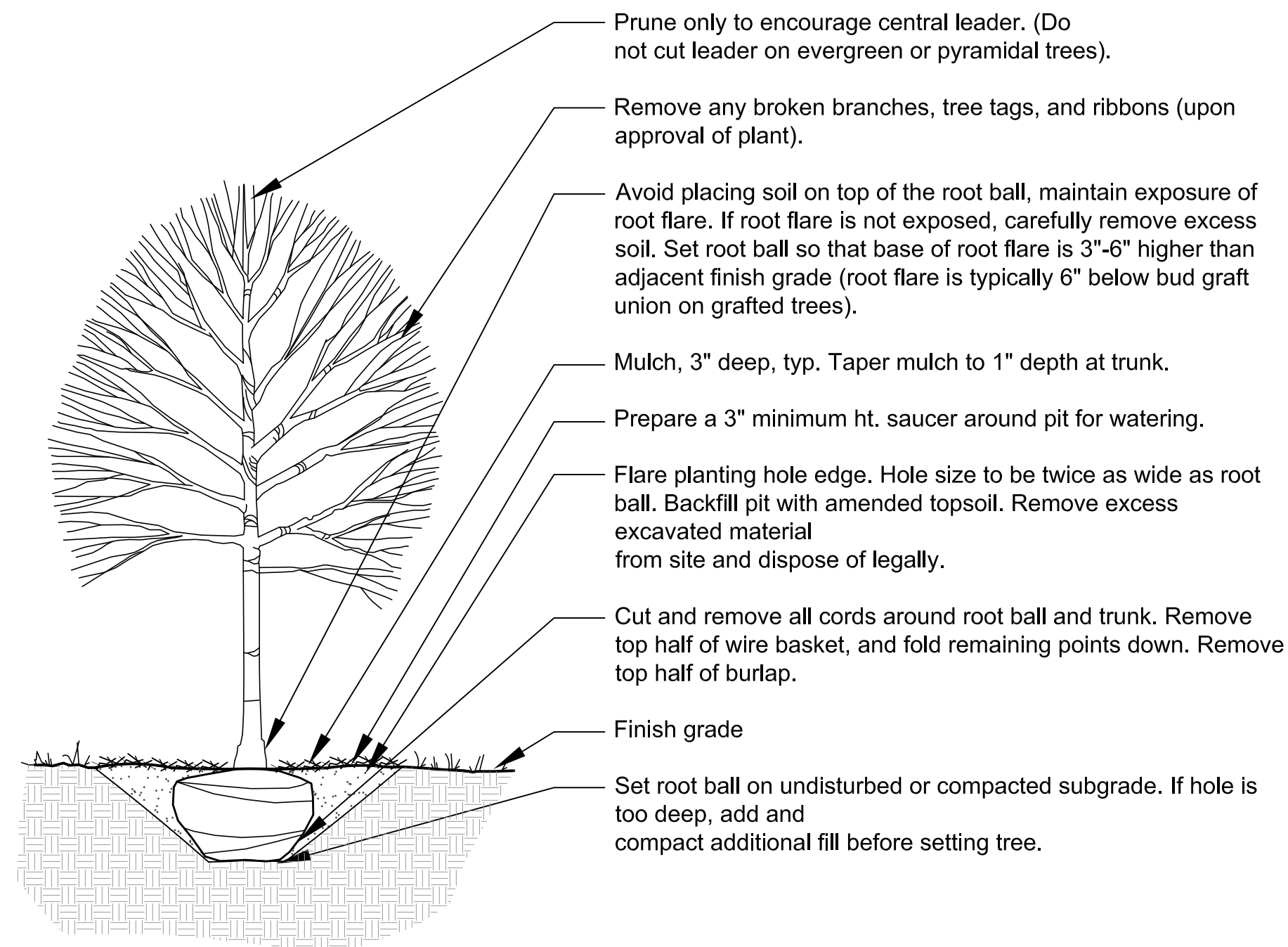
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L101
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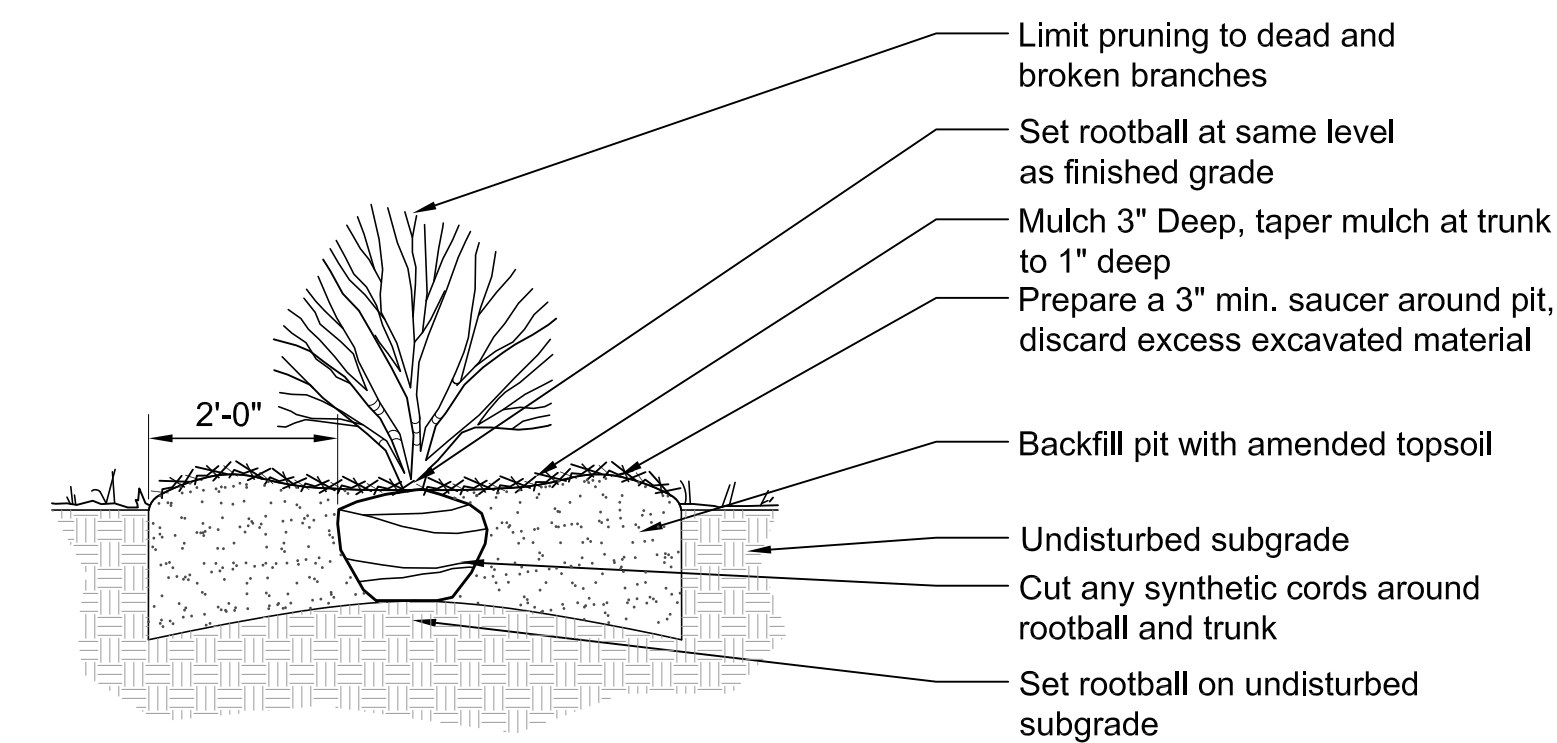


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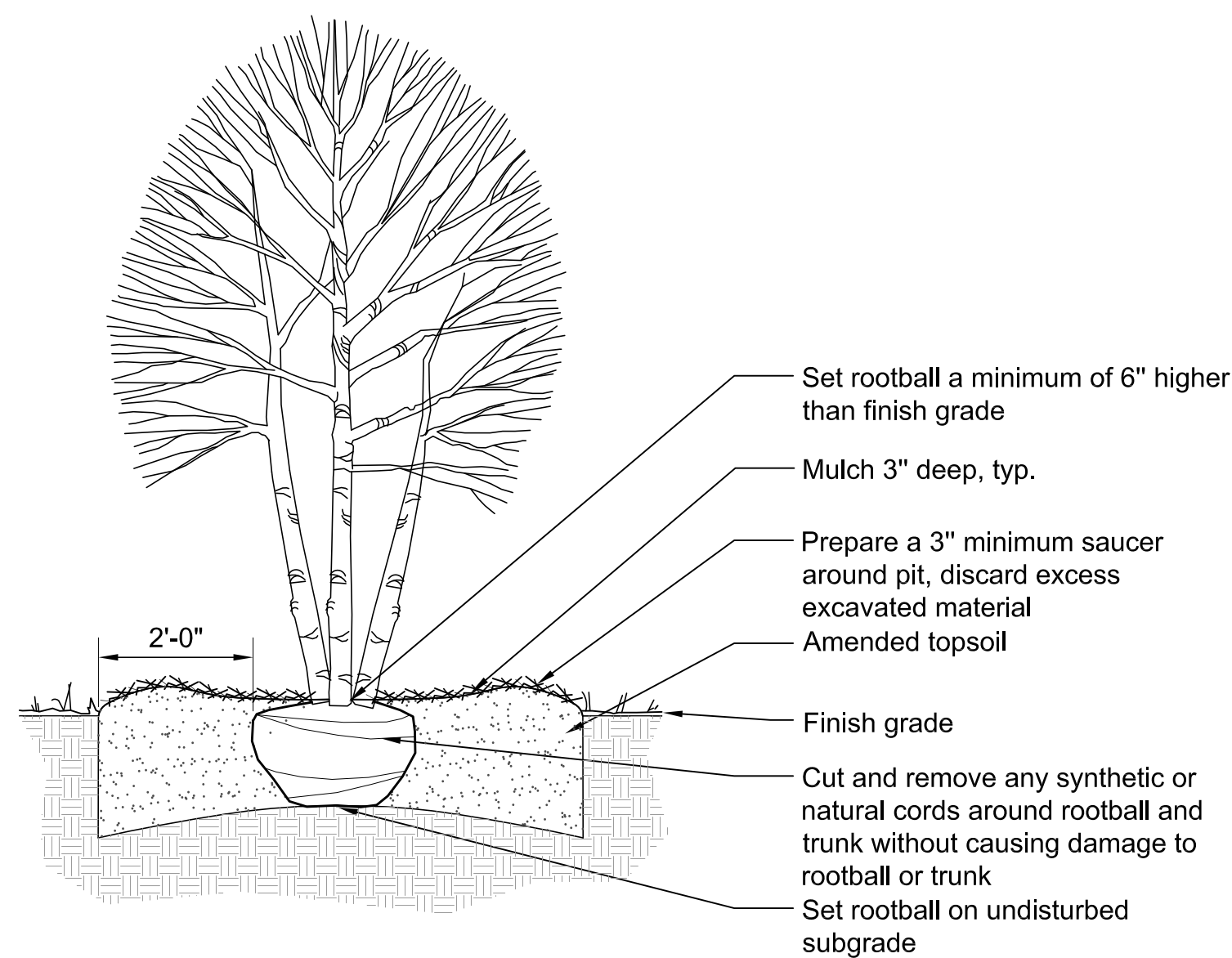
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1 Deciduous Tree Planting
Scale: 1/2" = 1'-0"



3 Shrub Planting
Scale: 1/2" = 1'-0"



2 Ornamental Tree Planting
Scale: 1/2" = 1'-0"

PLANTING MATERIAL LIST

Code	Botanical Name	Common Name	Container	Size	Quantity
Shade Trees					
AFB2.5	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	B & B	2.5" Cal.	4
GTS2.5	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Thornless Honey Locust	B & B	2.5" Cal.	3
QB12.5	<i>Quercus bicolor</i>	Swamp White Oak	B & B	2.5" Cal.	4
UAP2.5	<i>Ulmus americana</i> 'Princeton'	Princeton American Elm	B & B	2.5" Cal.	4
		Pflaum Road Street Trees	B & B	2.5" Cal.	6
Intermediate Trees					
AMA.08	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B & B	8" Ht.	2
		Seiferth Road Street Trees	B & B	8" Ht.	5
Deciduous Shrubs					
AAB24	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	3 gal	24" Ht.	28
DLO24	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	3 gal	24" Ht.	42
RHG24	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal	24" Ht.	30

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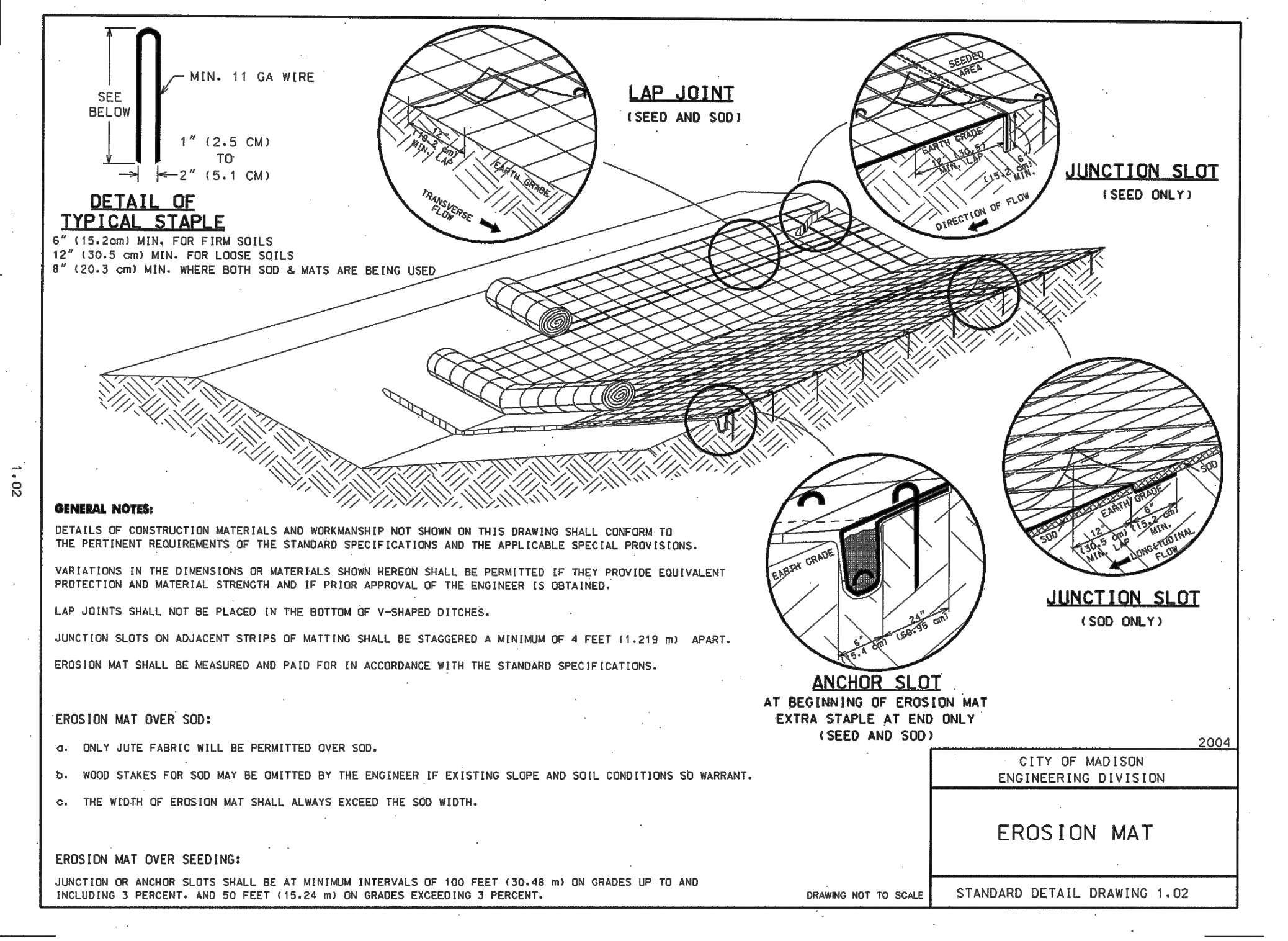
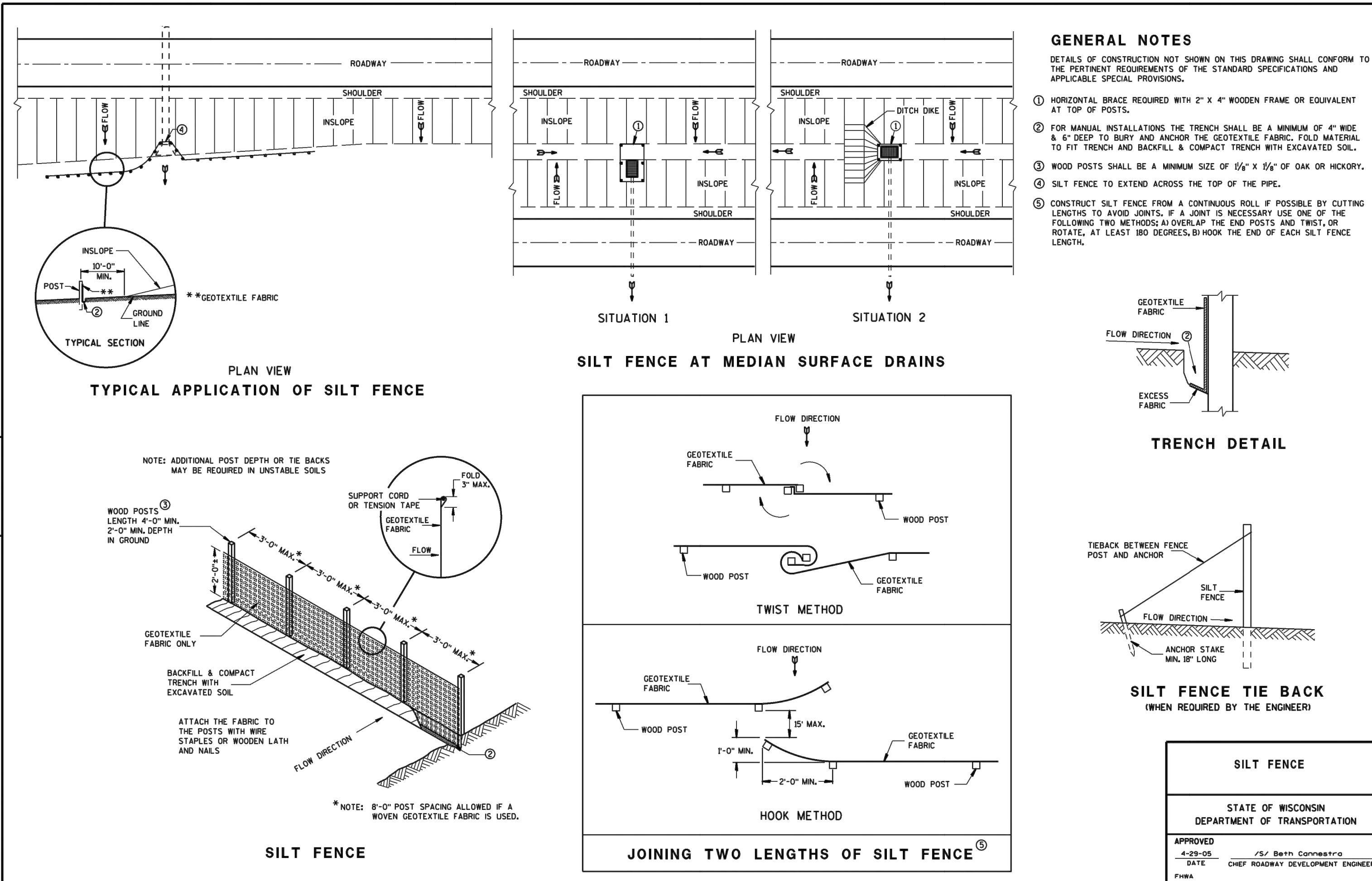
SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER

L102
OF SHEETS

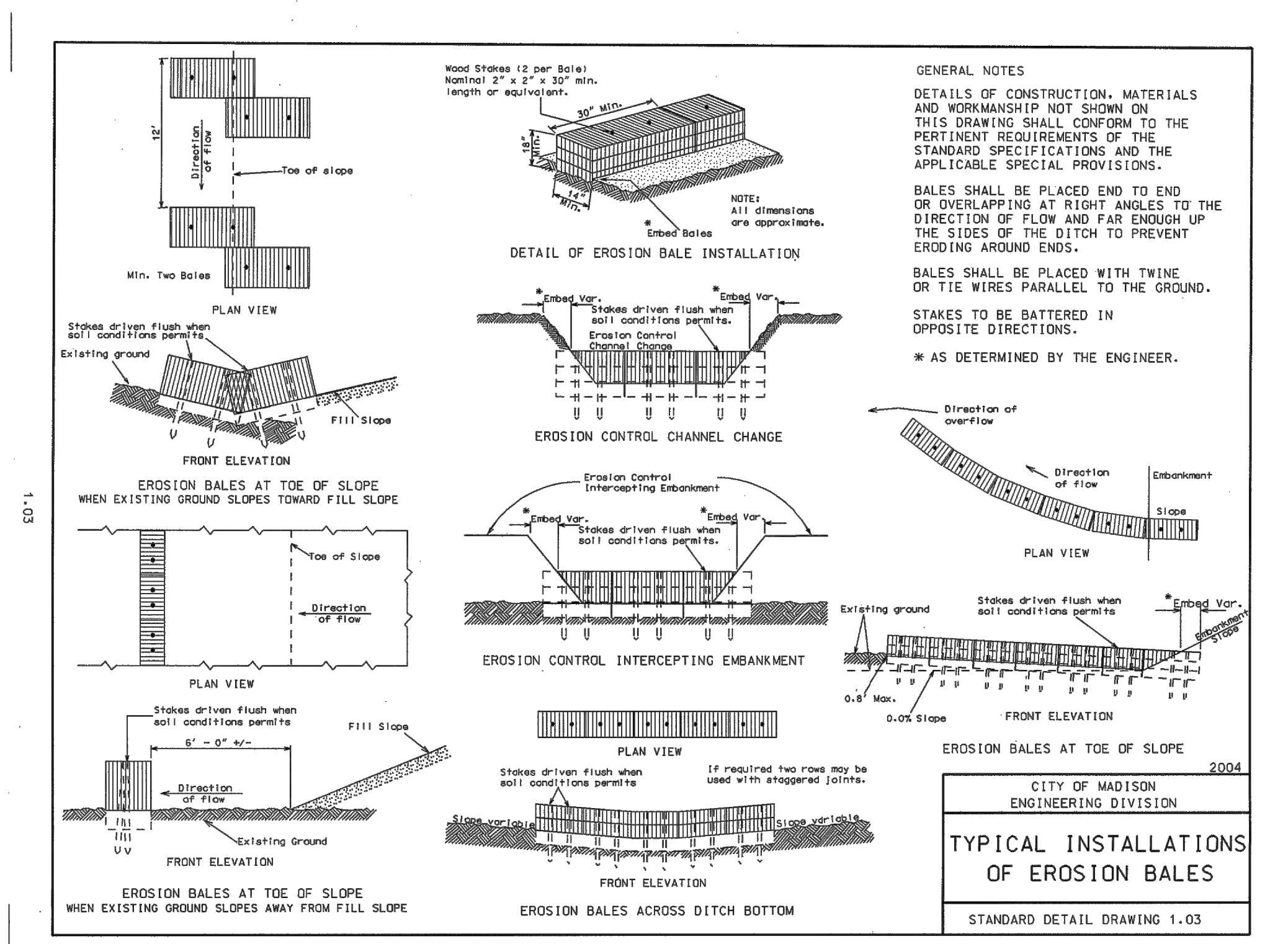
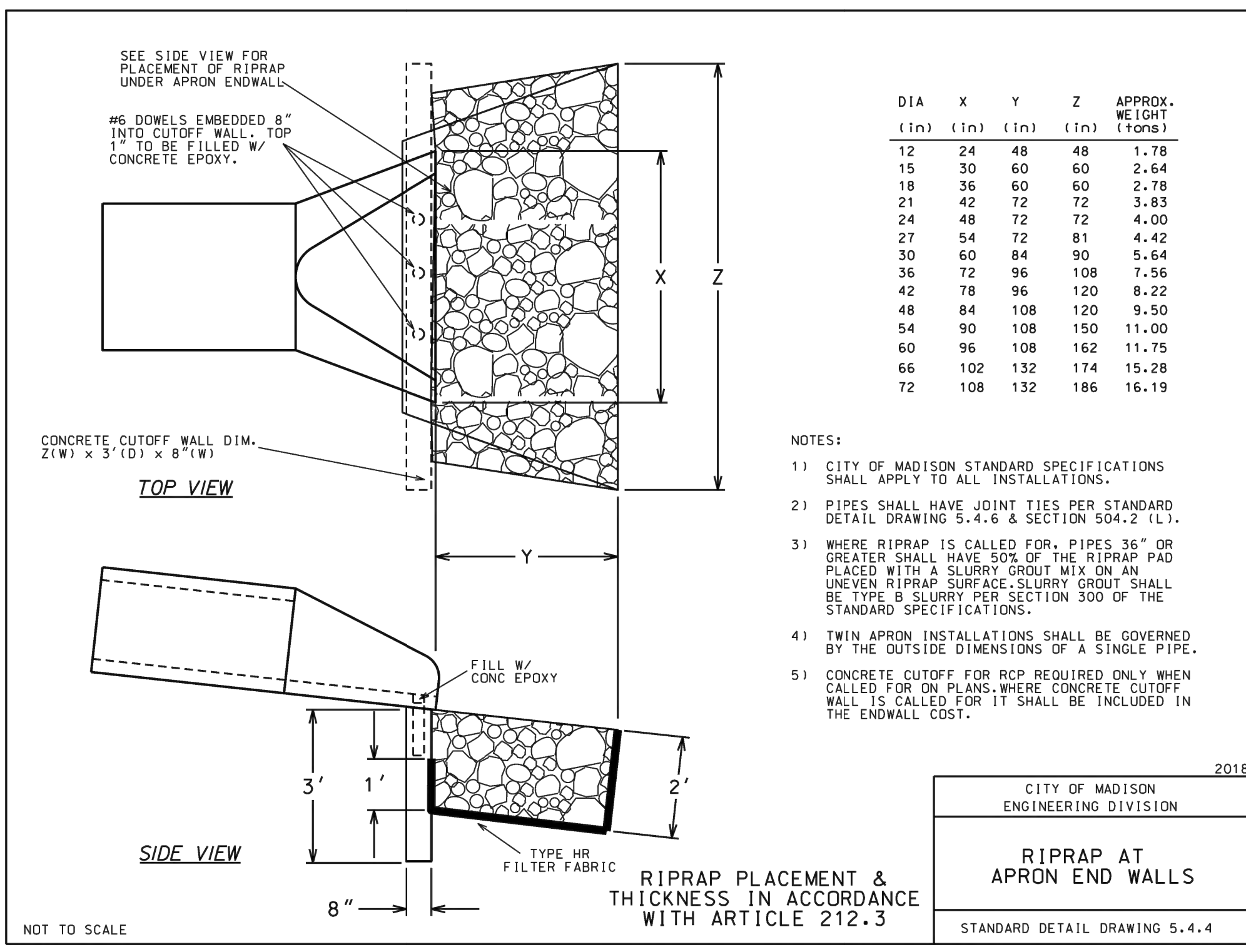
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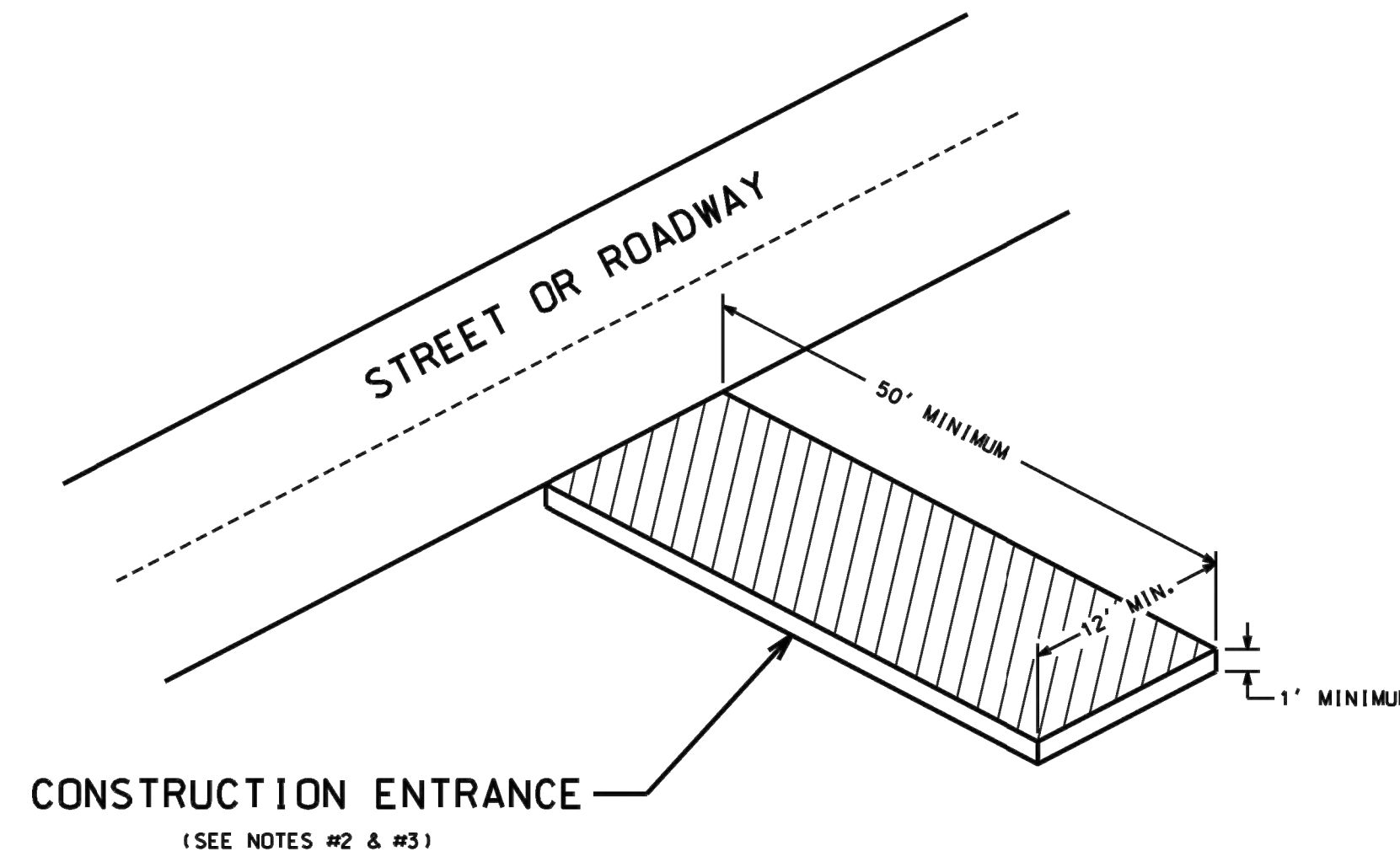
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CONSTRUCTION DETAILS

SHEET NUMBER

C108
 OF SHEETS

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GENERAL NOTES FOR TYPICAL STONE TRACKING PADS:

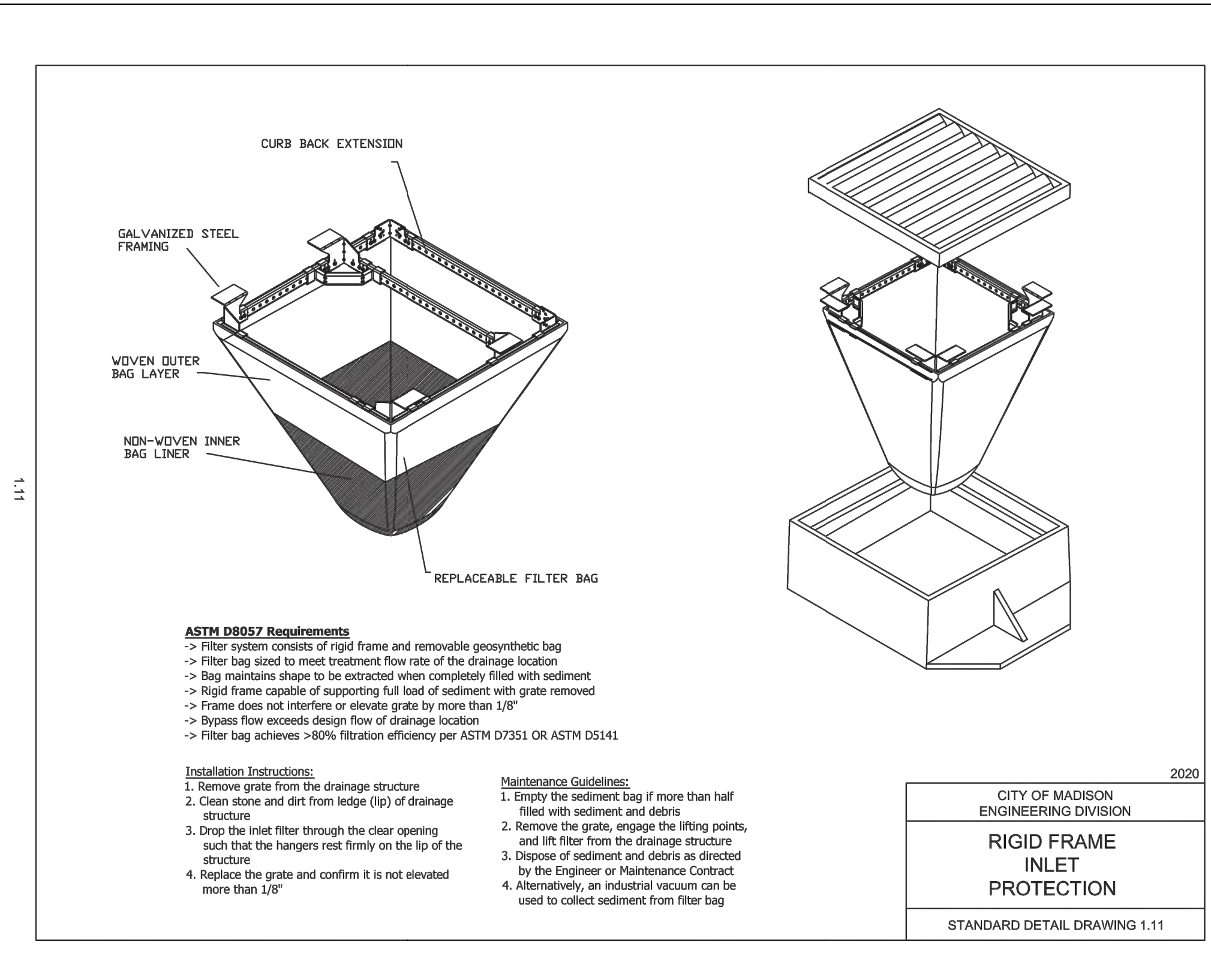
- CONSTRUCTION ENTRANCE TRACKOUT CONTROLS MUST BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
- THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE FOLLOWING GRADATION, LISTED BY SIEVE SIZE IN INCHES (PERCENT BY WEIGHT PASSING): 3" (100% PASSING), 2.5" (90-100% PASSING), 1.5" (25-60% PASSING), 3/4" (0-20% PASSING), AND 3/8" (0-5% PASSING).
- WHERE WARRANTED DUE TO SOIL TYPE OR HIGH GROUNDWATER, UNDERLAY THE STONE TRACKING PAD WITH GEOTEXTILE FABRIC TO MINIMIZE MIGRATION OF UNDERLYING SOIL INTO THE STONE. SELECT FABRIC TYPE HR OR FF GEOTEXTILE FABRIC BASED ON SOIL CONDITIONS AND VEHICLE LOADING. IF UNDERLAY IS REQUIRED IT SHALL BE INCLUDED IN CONSTRUCTION ENTRANCE COST.
- INSTALL THE STONE TRACKING PAD TO ENSURE VEHICLES THAT DRIVE OVER EXPOSED SOIL EXIT ALONG THE FULL LENGTH OF THE PAD.
- AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. DO NOT COMPACT, GROUT, OR CAUSE SMOOTHING OF TRACKING PAD SURFACE.
- INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXITING TRAFFIC TO A DEDICATED EGRESS LANE WITH A DRIVING SURFACE AT LEAST 12 FEET WIDE.
- SURFACE WATERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND BY USE OF A CULVERT, DIVERSION BERM OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
- RUNOFF FROM TRACKING PAD MUST BE DIRECTED TO SEDIMENT CONTROL PRACTICES.
- MAINTAIN A LOOSENEED, ROUGH SURFACE BY SCRAPING, LOOSENING, OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
- ALTERNATIVE TRACKOUT CONTROL DEVICES MUST MEET THE REQUIREMENTS OF WNR STANDARD FOR TRACKOUT CONTROL PRACTICES (1057) AND HAVE APPROVAL OF CITY OF MADISON ENGINEERING PRIOR TO IMPLEMENTATION.

2018

**CITY OF MADISON
ENGINEERING DIVISION**

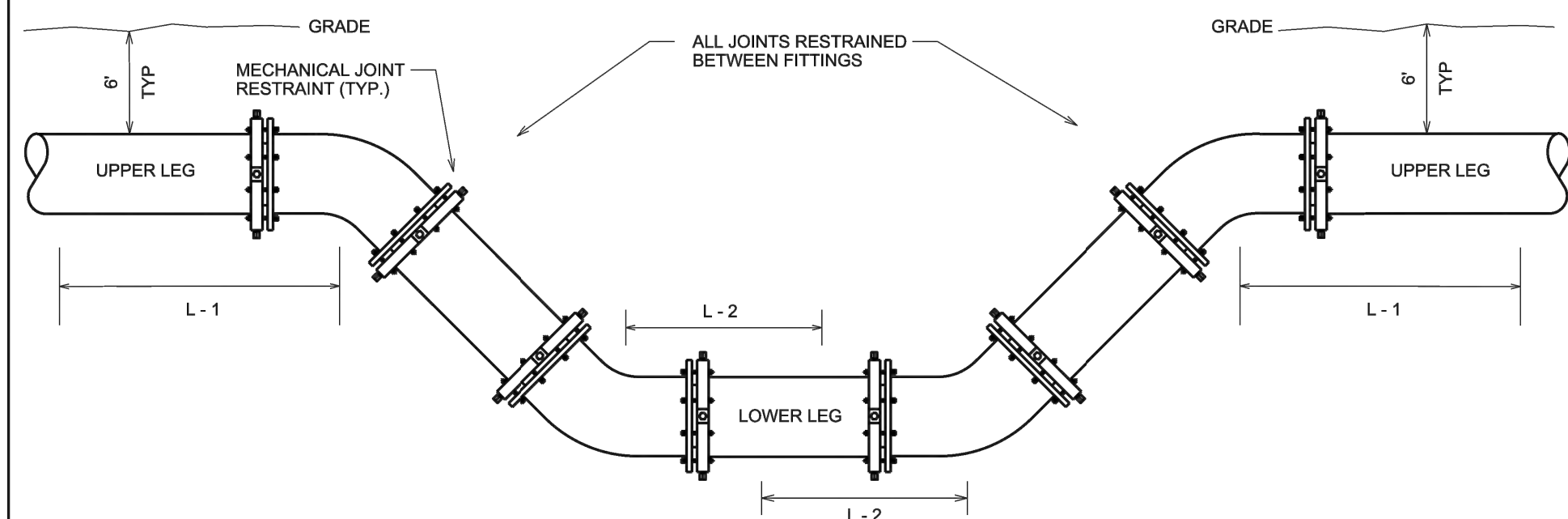
**CONSTRUCTION
ENTRANCE**

STANDARD DETAIL DRAWING 1.07



PART VII - WATER MAINS AND SERVICE LATERALS

DETAIL DRAWING NO. 7.16
REVISED: 12/2018



L-1: RESTRAINED JOINT LENGTH
UPPER LEG OF VERTICAL BEND

L-2: RESTRAINED JOINT LENGTH
LOWER LEG OF VERTICAL BEND

FITTING SIZE (IN)	90° BEND		45° BEND		22.5° BEND		11.25° BEND	
	L-1 (FT)	L-2 (FT)	L-1 (FT)	L-2 (FT)	L-1 (FT)	L-2 (FT)	L-1 (FT)	L-2 (FT)
4	33*	33*	13	3	6	2	3	1
6	46*	46*	18	4	9	2	5	1
8	61*	61*	24	5	12	3	6	2
10	73*	73*	28	6	14	3	7	2
12	87*	87*	34	7	16	4	8	2
16	112*	112*	43	10	21	5	11	3
20	137*	137*	53	12	26	6	13	3
24	161*	161*	62	13	30	7	15	4

NOTES:
SOURCE: Adapted from the EBAA Iron Restraint Length Calculator, Version 7.1.2
Materials = Poly Wrapped Ductile Iron Pipe
Soil Type = GM (20% Gravel, Gravel-Sand-Silt Mixtures)
Test Pressure = 150 PSI
* SOURCE: DIPRA - THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE

Safety Factor = 1.5
Trench Type = 4
Bury Depth = 6'
Low Side Depth = 6'

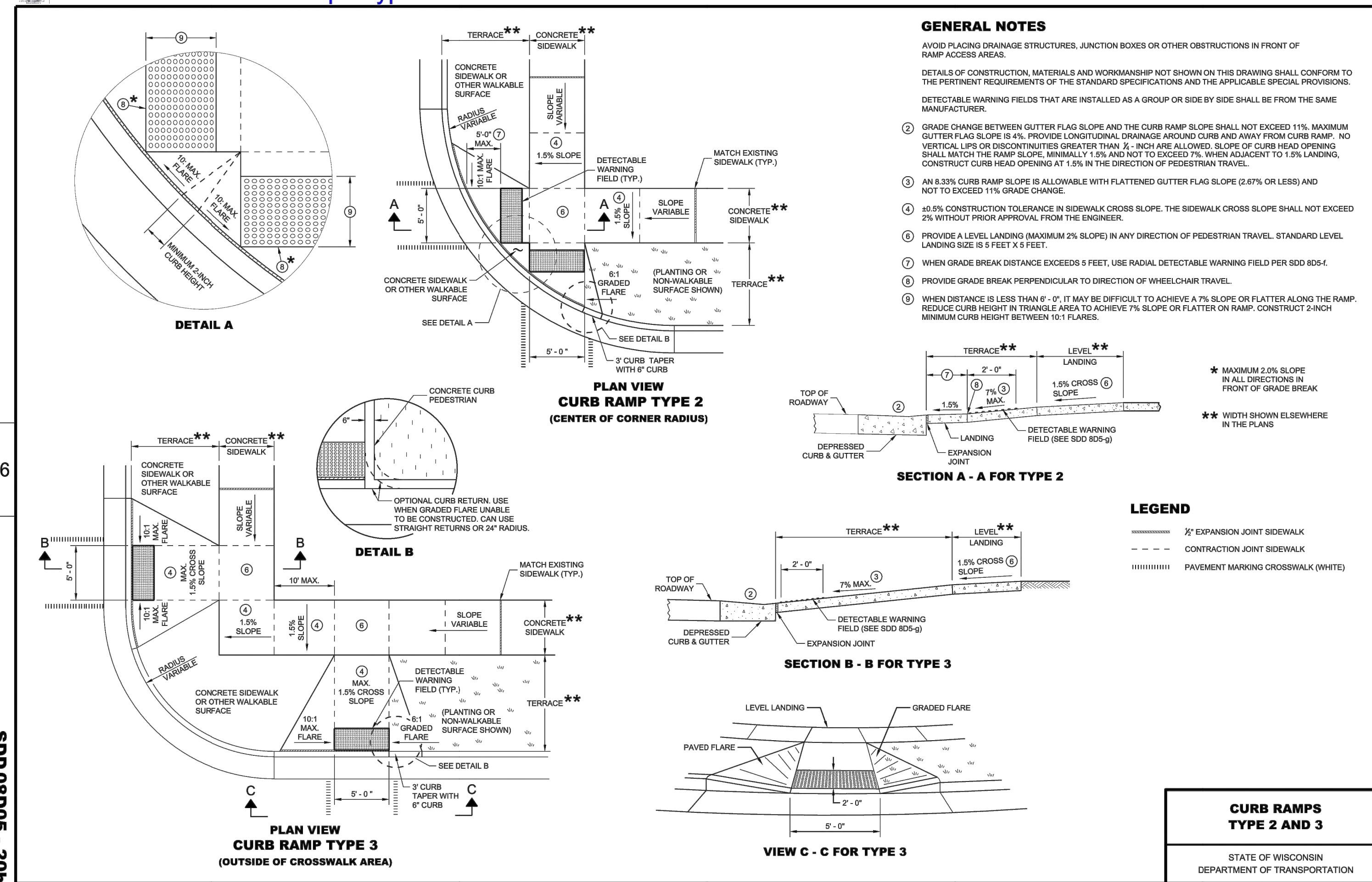
CITY OF MADISON
WATER UTILITY

NOT TO SCALE

JOINT RESTRAINT LENGTHS
FOR VERTICAL BENDS

City of Madison Standard Specifications for Public Works Construction

SDD 08D05-b Curb Ramps Types 2 and 3



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PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN OBTAINED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20222907794 & 20222907802) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY OF MADISON, WISCONSIN

Ruekert · Mielke

**Kaufman
Design
Group**

ARCHITECTURE

9415 E. HARRY ST.
SUITE 405
WICHITA, KS 67207
(316) 618-0448
sally@kdjinc.co

SHEET TITLE
CONSTRUCTION DETAILS

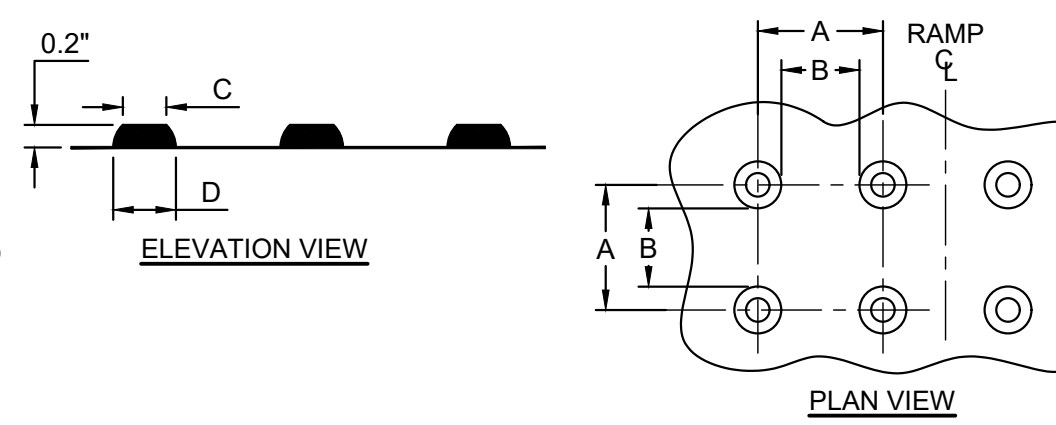
SHEET NUMBER

C109

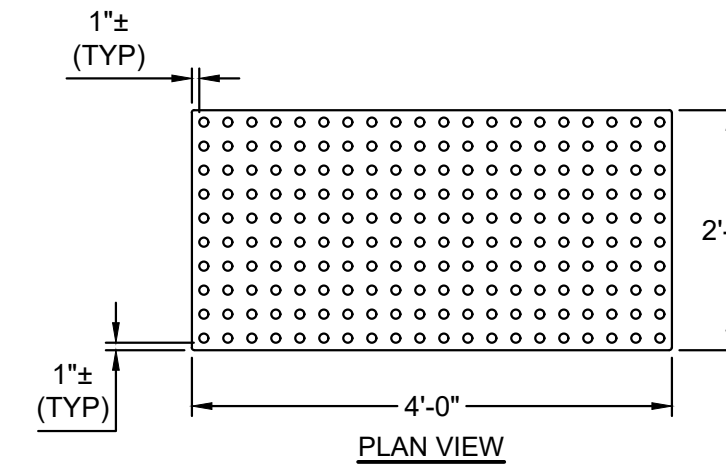
OF SHEETS

	MIN	MAX
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

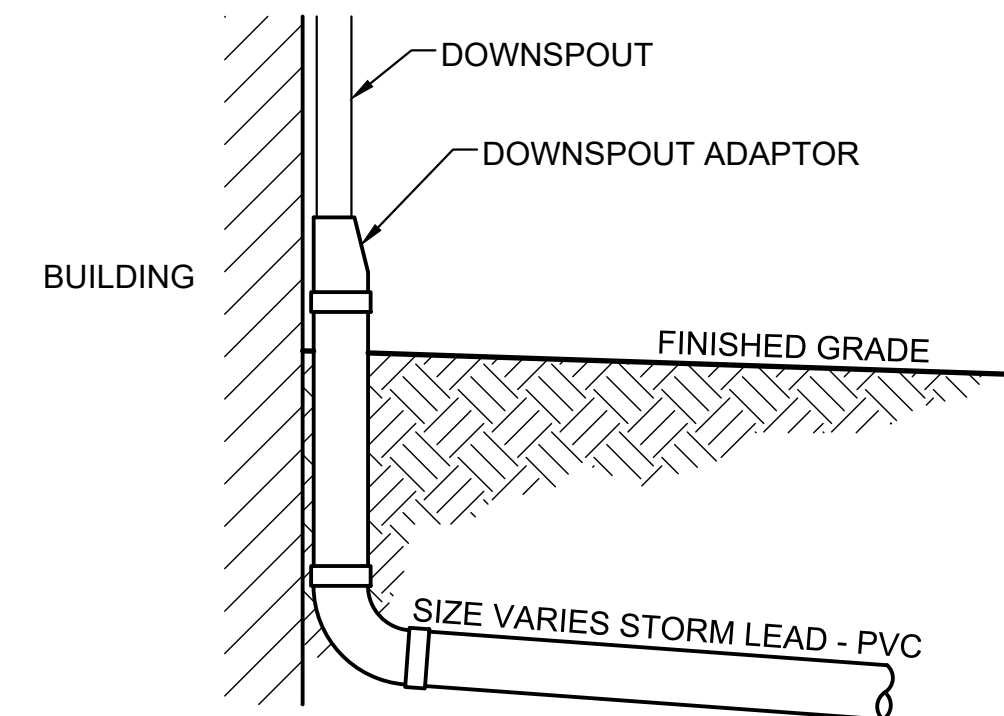
*THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION



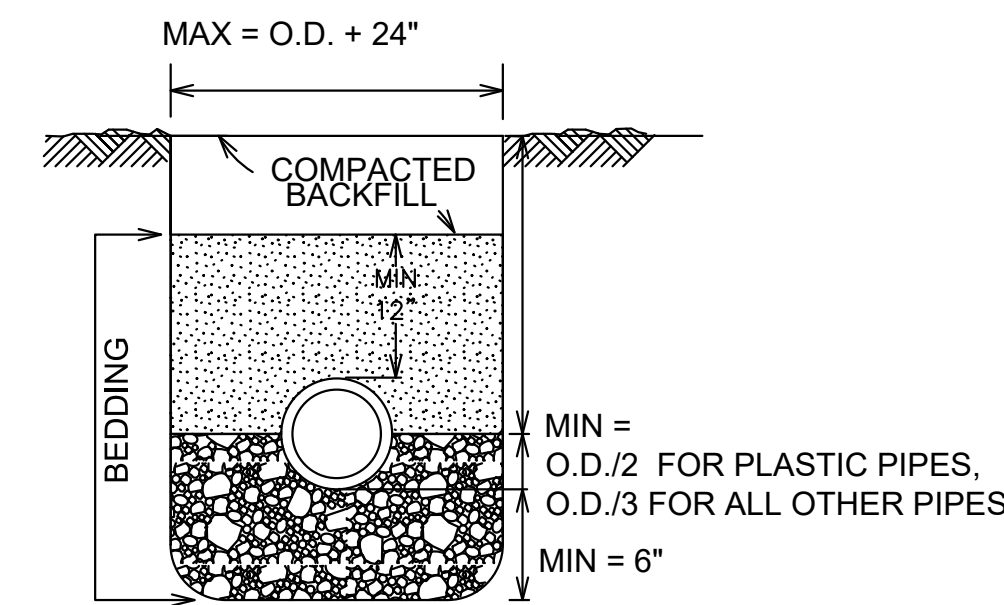
TRUNCATED DOMES DETECTABLE WARNING PATTERN DETAIL
NO SCALE
PV-RAMP-04 64



DETECTABLE WARNING FIELD (TYPICAL)
NO SCALE
PV-RAMP-04 64



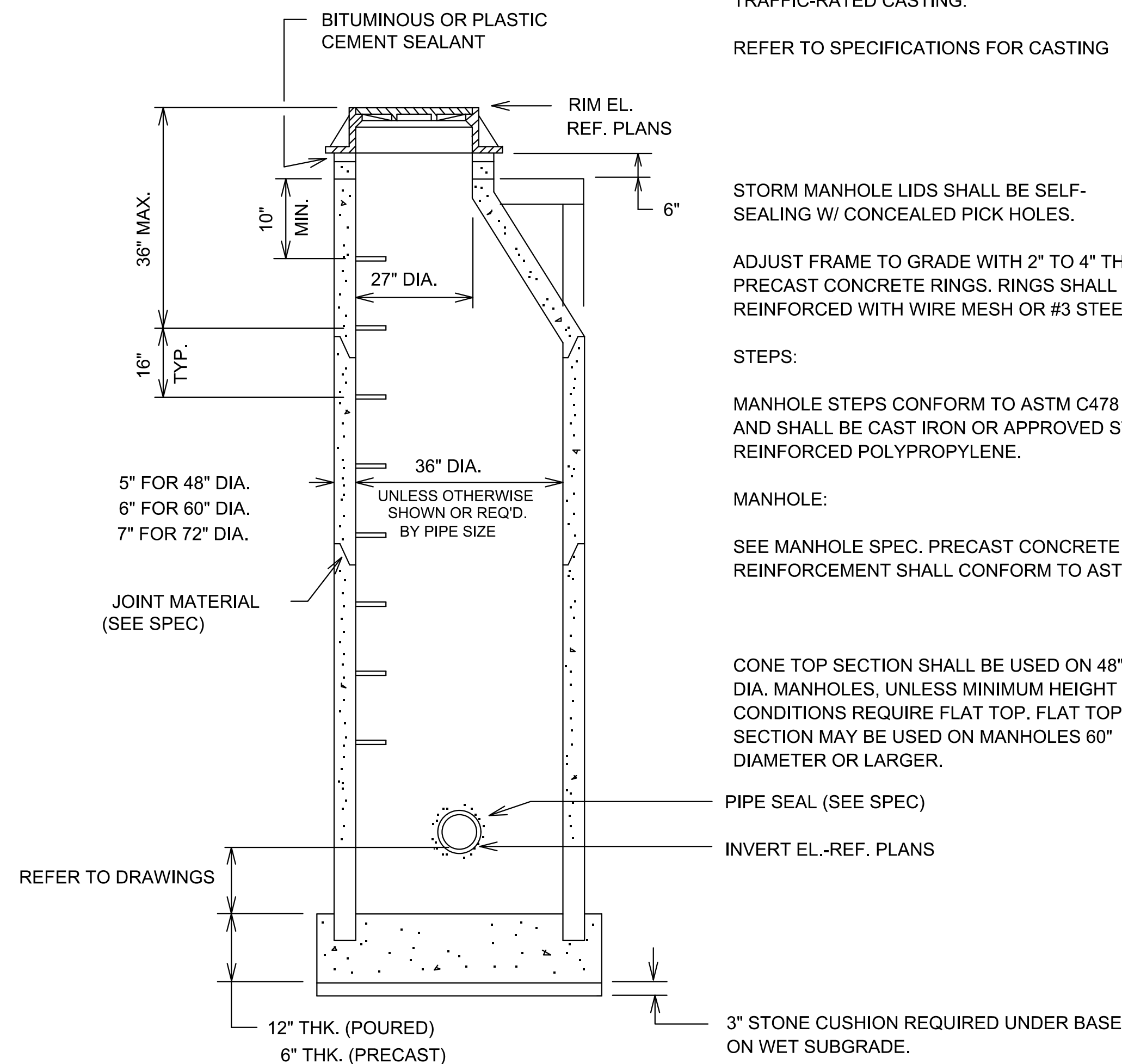
STORM LEAD RISER PIPE & DOWNSPOUT ADAPTOR
NO SCALE
STO-LAT-02 8



COVER MATERIAL AS SPECIFIED
BEDDING MATERIAL AS SPECIFIED
BEDDING FOR VITRIFIED CLAY PIPE, DUCTILE IRON PIPE, CAST IRON PIPE, PLASTIC SANITARY SEWER PIPE, AND STORM SEWER PIPES

NOTES:
UNLESS OTHERWISE SPECIFIED, ALL SANITARY AND STORM SEWER PIPES, INCLUDING LATERALS AND LEADS, SHALL BE INSTALLED WITH THE TYPE OF BEDDING SHOWN FOR THE TYPE AND SIZE OF PIPE INSTALLED.
THE COSTS OF BEDDING SHALL BE INCLUDED IN THE UNIT PRICES BID FOR THE PIPE.
ALL BEDDING SHALL BE MECHANICALLY COMPACTED.
THE MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE O.D. + 24", AND SHALL APPLY FROM THE BOTTOM OF THE TRENCH TO A POINT 12" ABOVE THE TOP OF THE PIPE. WHERE THIS WIDTH IS EXCEEDED, THE CONTRACTOR SHALL FURNISH AND INSTALL A HIGHER TYPE OF BEDDING AT NO EXTRA COST.
O.D. EQUALS THE OUTSIDE DIAMETER OF THE PIPE. THE MINIMUM DISTANCE OF O.D./2 IS SPECIFIED FOR PLASTIC SEWER PIPE.

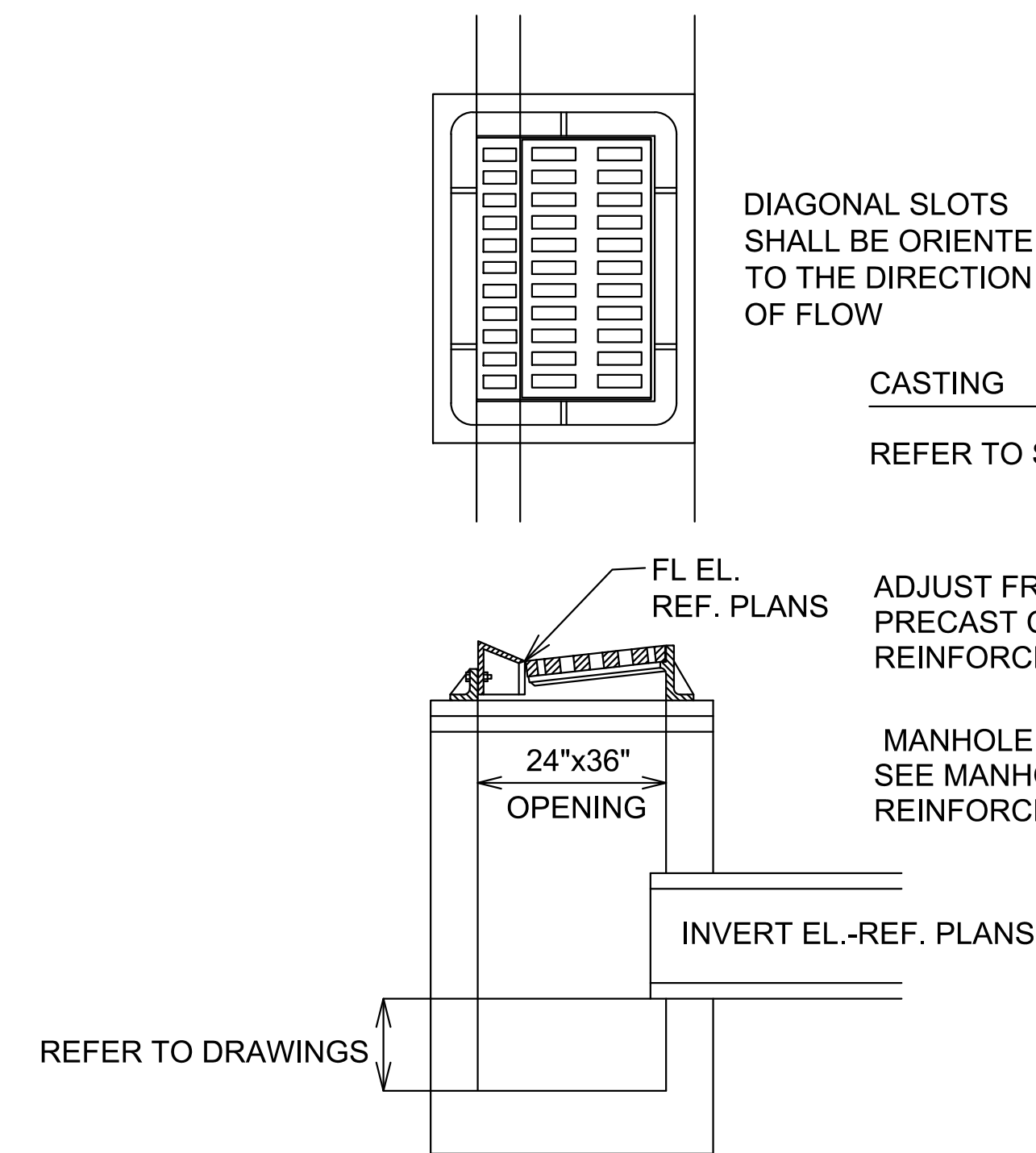
PIPE BEDDING
NO SCALE
Cgdt-Pipe Bedding 64



STANDARD STORM SEWER MANHOLE
NO SCALE
CGDT-STORM MANHOLE-01 36

TRAFFIC-RATED CASTING:
REFER TO SPECIFICATIONS FOR CASTING
STORM MANHOLE LIDS SHALL BE SELF-SEALING W/ CONCEALED PICK HOLES.
ADJUST FRAME TO GRADE WITH 2" TO 4" THICK PRECAST CONCRETE RINGS. RINGS SHALL BE REINFORCED WITH WIRE MESH OR #3 STEEL BARS.
STEPS:
MANHOLE STEPS CONFORM TO ASTM C478 AND SHALL BE CAST IRON OR APPROVED STEEL REINFORCED POLYPROPYLENE.
MANHOLE:
SEE MANHOLE SPEC. PRECAST CONCRETE AND REINFORCEMENT SHALL CONFORM TO ASTM C478.

CONE TOP SECTION SHALL BE USED ON 48" DIA. MANHOLES, UNLESS MINIMUM HEIGHT CONDITIONS REQUIRE FLAT TOP. FLAT TOP SECTION MAY BE USED ON MANHOLES 60" DIAMETER OR LARGER.
PIPE SEAL (SEE SPEC)
INVERT EL.-REF. PLANS
3" STONE CUSHION REQUIRED UNDER BASE ON WET SUBGRADE.



STANDARD CATCH BASIN DETAIL
NO SCALE
CGDT-CATCH BASIN-01 36

DIAGONAL SLOTS SHALL BE ORIENTED TO THE DIRECTION OF FLOW
CASTING
REFER TO SPECIFICATIONS FOR CASTING
ADJUST FRAME TO GRADE WITH 2" TO 4" THICK PRECAST CONCRETE RINGS. RINGS SHALL BE REINFORCED WITH WIRE MESH OR #3 STEEL BARS.
MANHOLE:
SEE MANHOLE SPEC. PRECAST CONCRETE AND REINFORCEMENT SHALL CONFORM TO ASTM C478.

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PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20222907794 & 20222907802) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

ISSUE DATE

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY of MADISON, WISCONSIN

Ruekert • Mielke

Kaufman Design Group
ARCHITECTURE

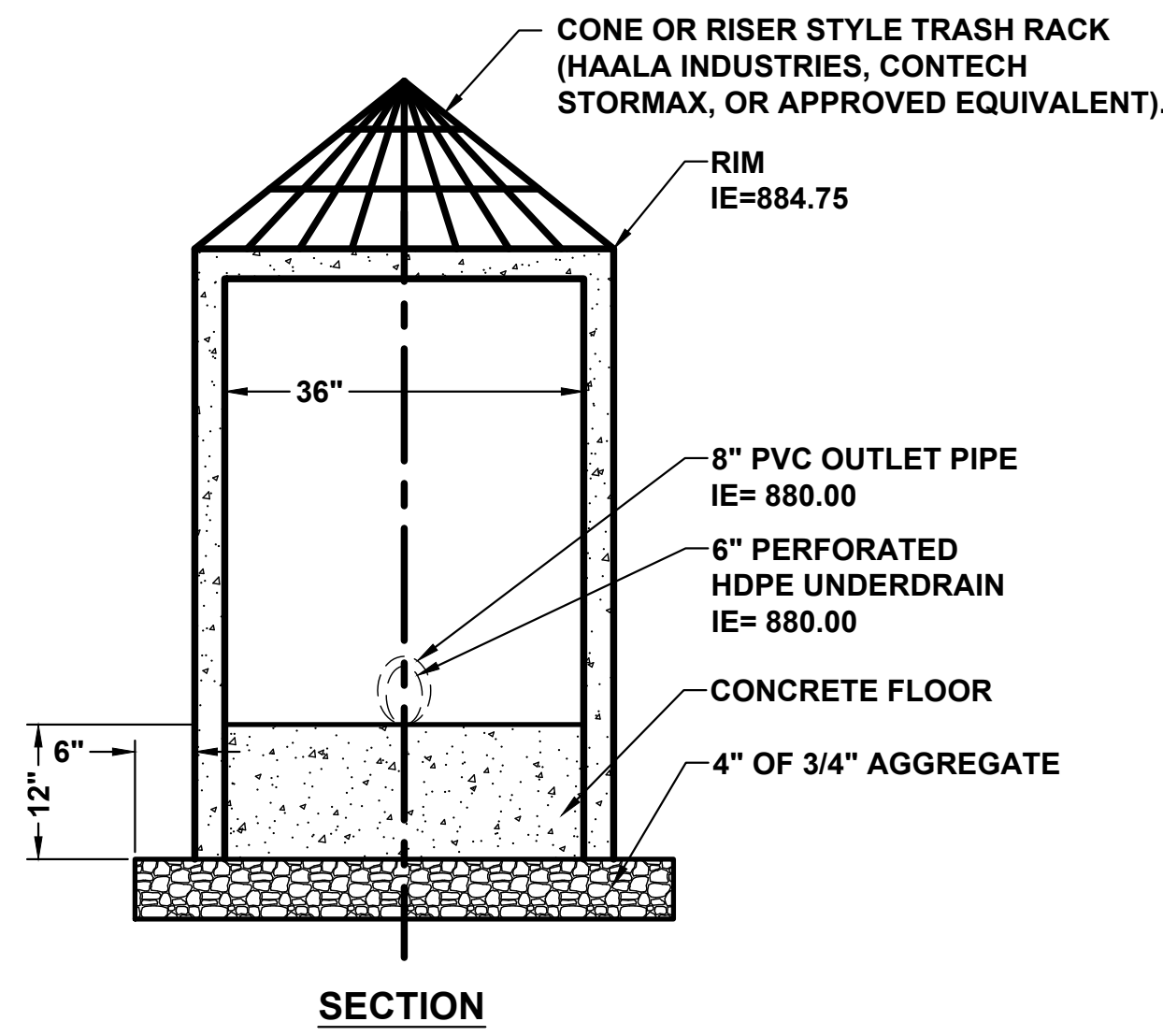
9415 E. HARRY ST.
SUITE 405
WICHITA, KS 67207
(316) 618-0448
sally@kdginc.co

SHEET TITLE
CONSTRUCTION DETAILS

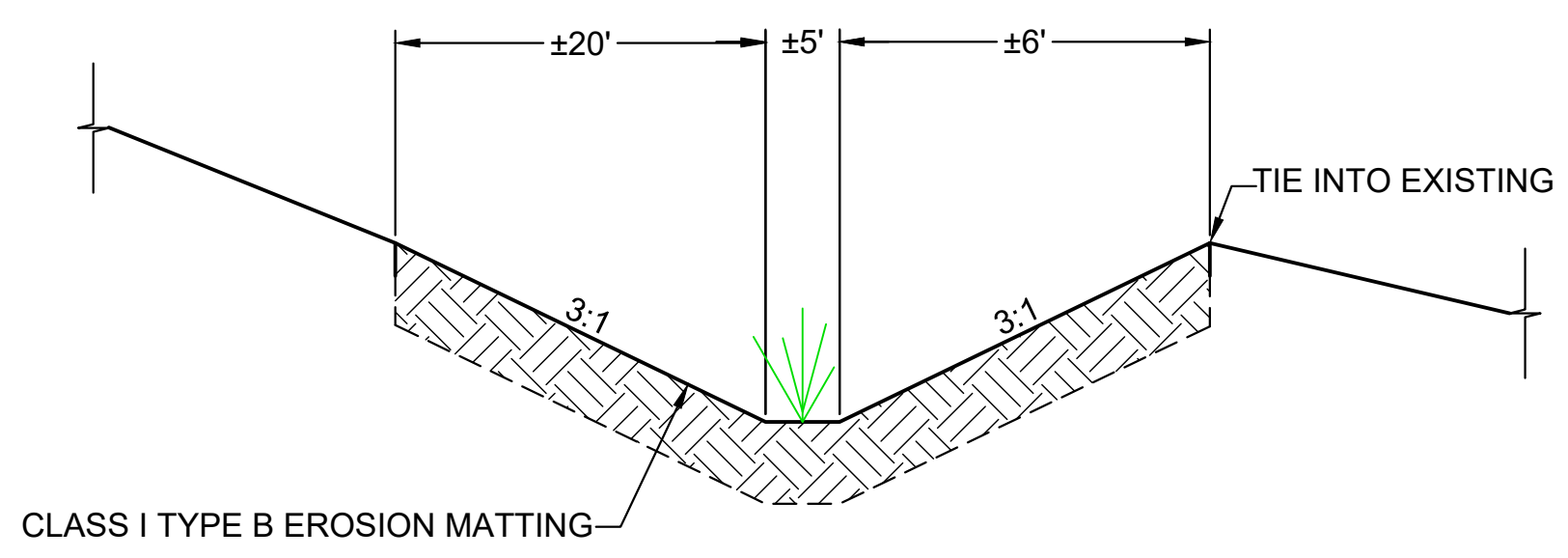
SHEET NUMBER

C110

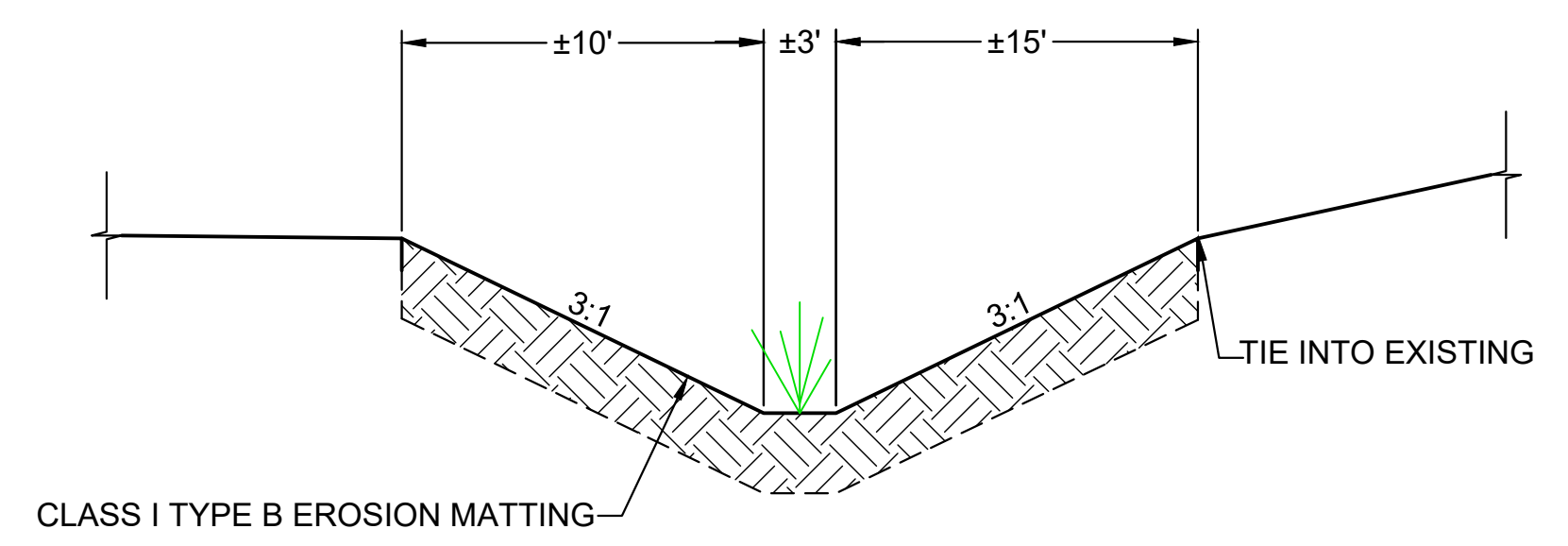
OF SHEETS



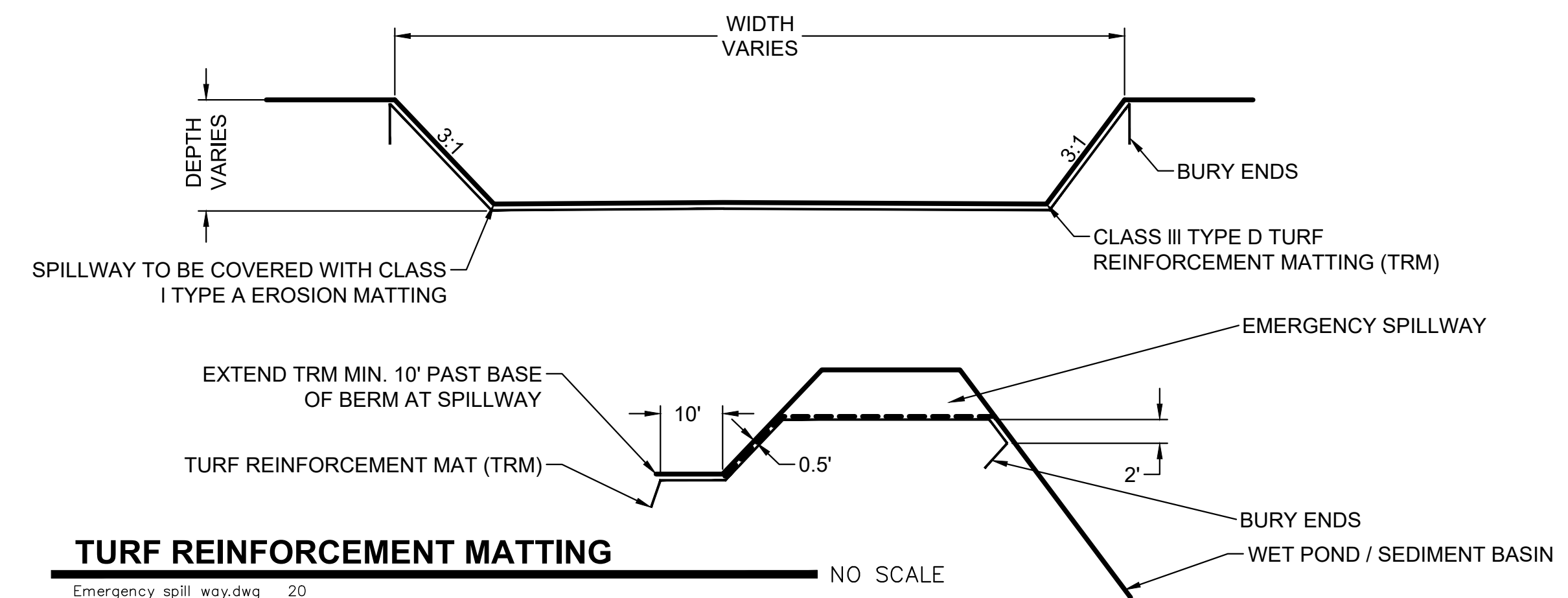
CONCRETE OUTFALL STRUCTURE NO SCALE
Cgdt-Outlet Structure 2



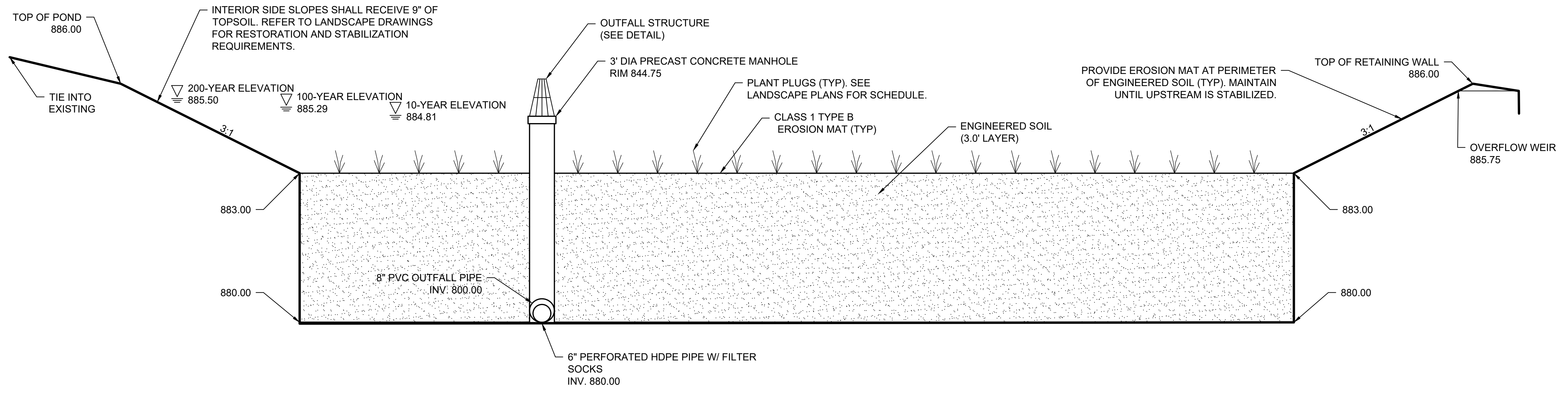
STORM WATER GRASS SWALE CROSS SECTION NO SCALE
EC-SWALE-04 6



DITCH CROSS SECTION NO SCALE
EC-SWALE-04 6



TURF REINFORCEMENT MATTING NO SCALE
Emergency spill way.dwg 20



NOTE: PROVIDE 6" PVC NON-PERFORATED CLEANOUT PORTS AT END OF EACH UNDERDRAIN.

BIOFILTER A NO SCALE
CGDT.BIOFILTER A-01.12

ISSUE DATE

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY of MADISON, WISCONSIN

Ruekert·Mielke

Kaufman Design Group
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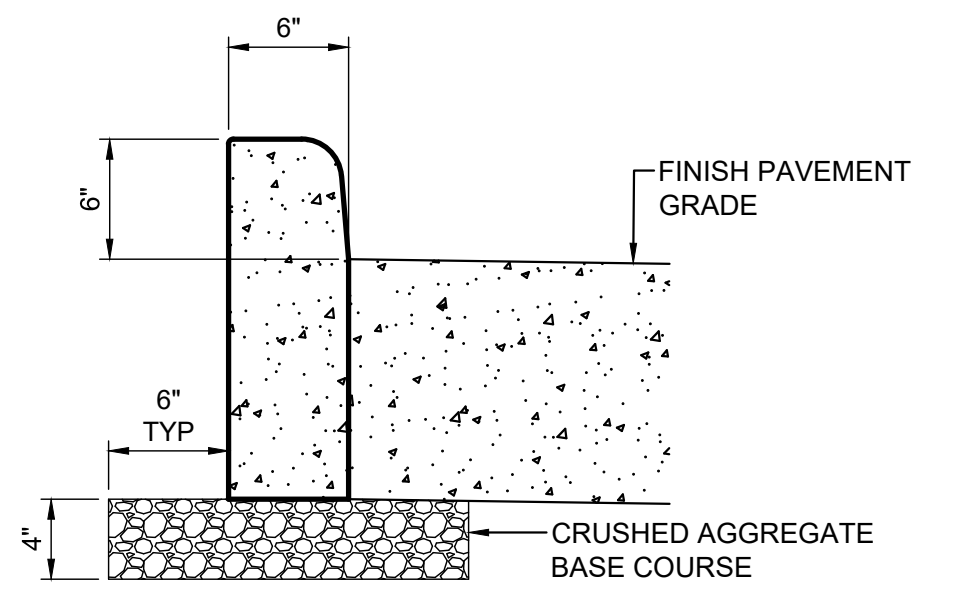
SHEET TITLE
CONSTRUCTION DETAILS

SHEET NUMBER

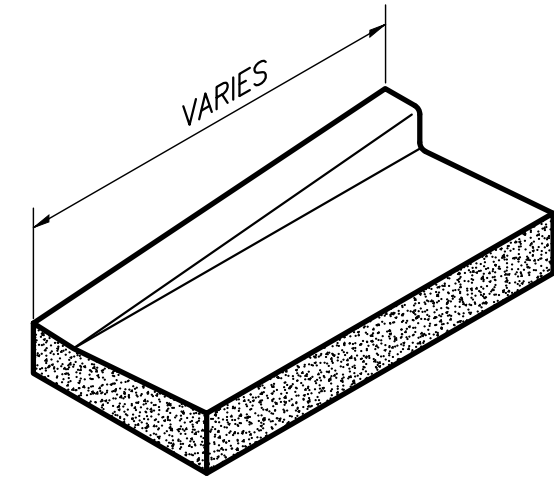
C111
OF SHEETS

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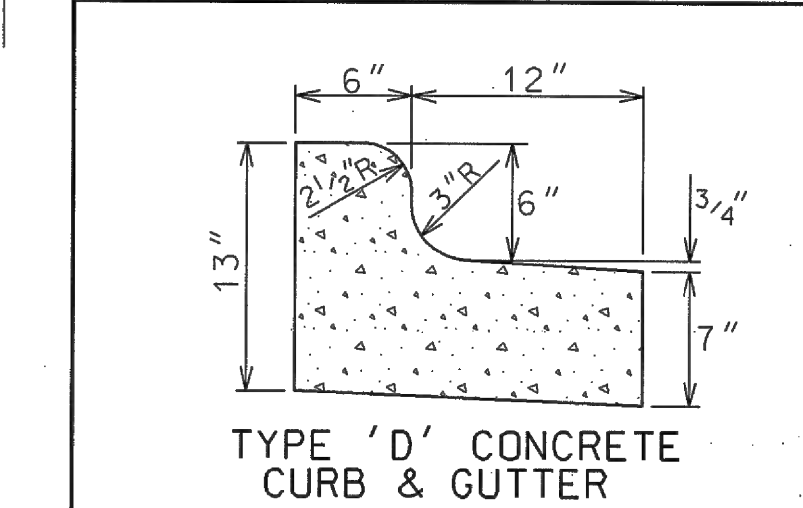
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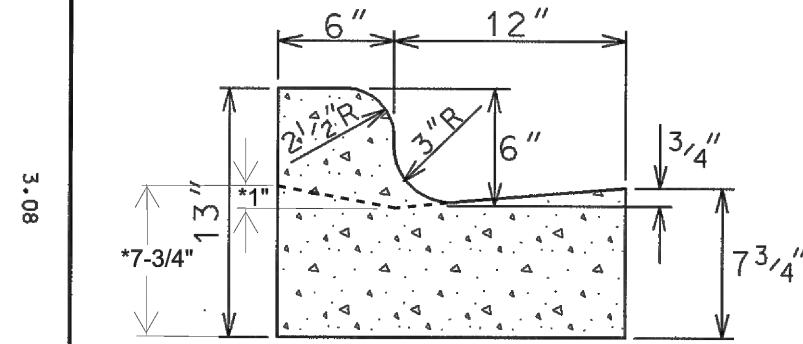
INTERREGAL CONCRETE SIDEWALK
PV-CURB-03 1 NO SCALE



CURB & GUTTER TAPER
PV-CURB-07 1 NO SCALE



TYPE 'D' CONCRETE CURB & GUTTER



TYPE 'G' CONCRETE CURB & GUTTER

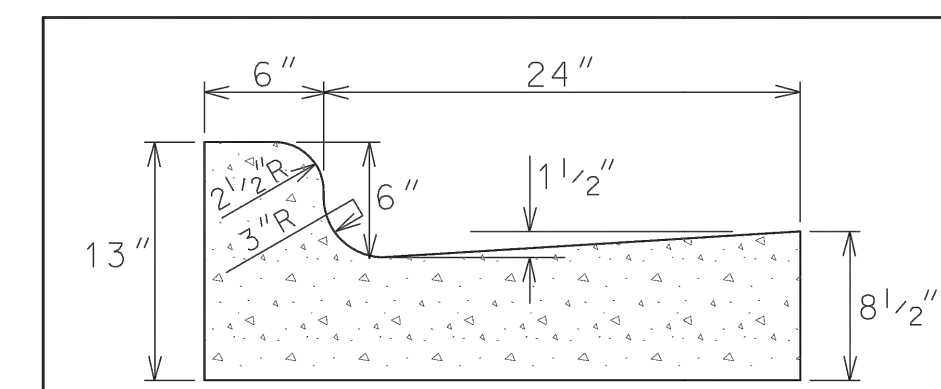
GENERAL NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

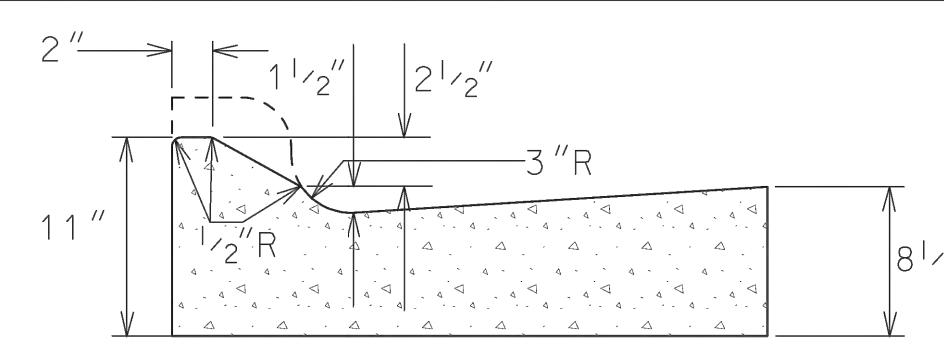
EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

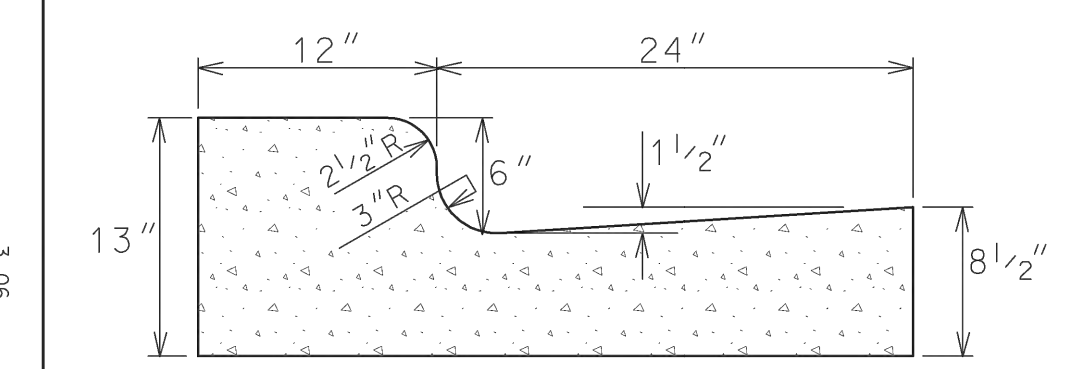
CITY OF MADISON
ENGINEERING DIVISION
MADISON STANDARD CONCRETE CURB & GUTTER
STANDARD DETAIL DRAWING 3.08



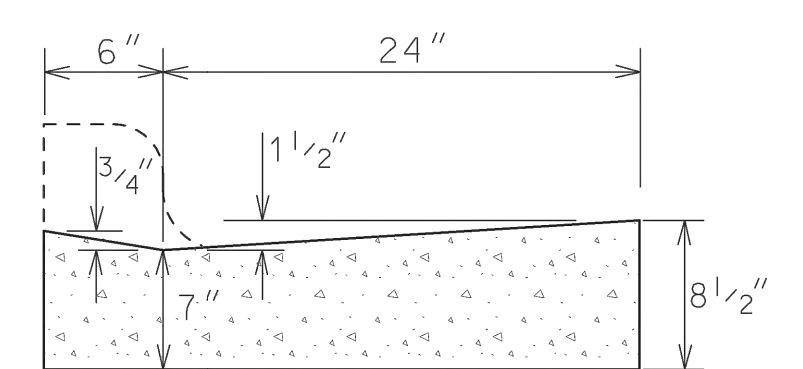
TYPE 'A' CONCRETE CURB & GUTTER



TYPE 'A' MOUNTABLE CONCRETE CURB & GUTTER



TYPE 'B' CONCRETE CURB & GUTTER



DRIVEWAY SECTION TYPE 'A' CONCRETE CURB & GUTTER

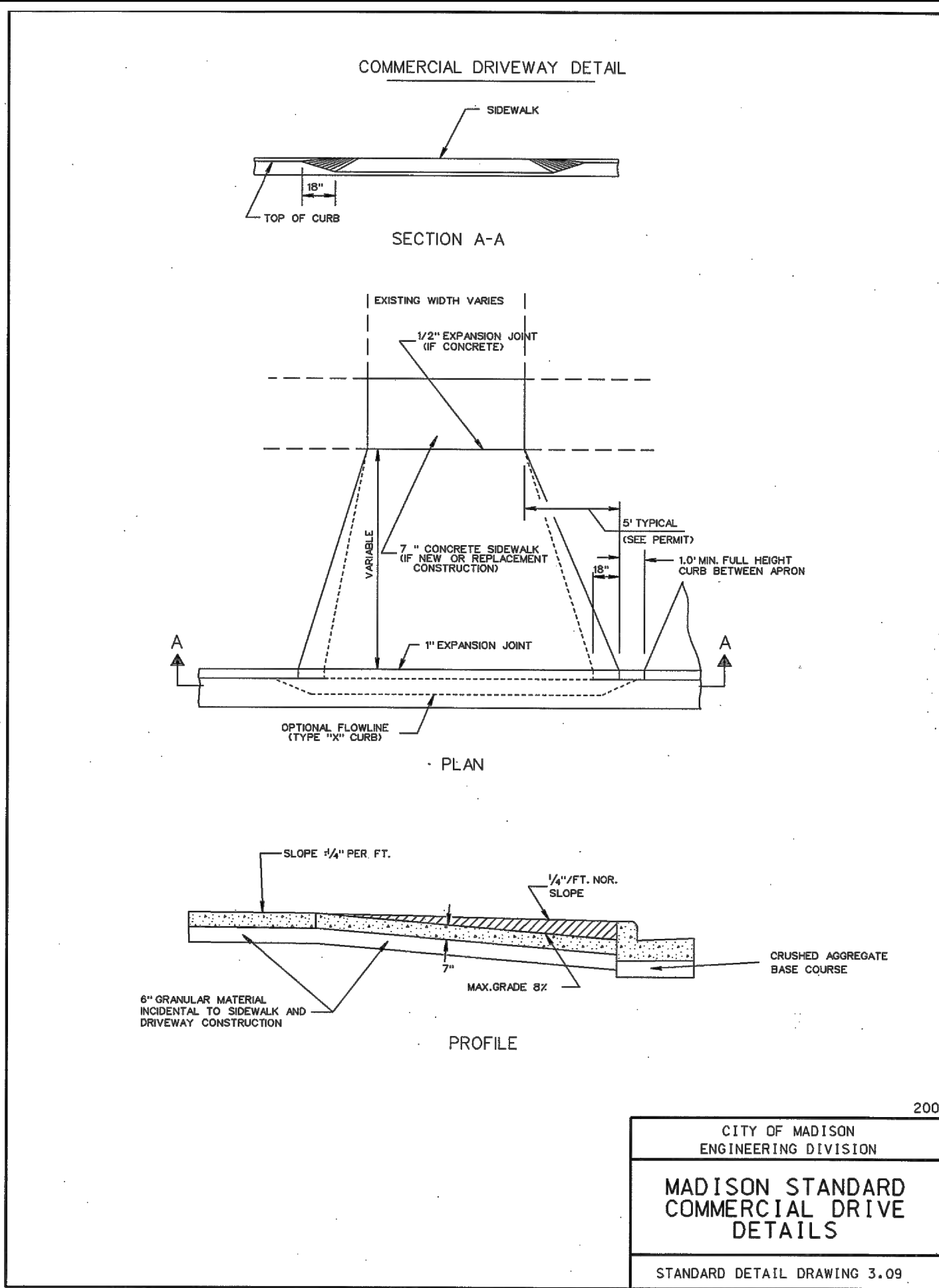
GENERAL NOTES:

LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH.

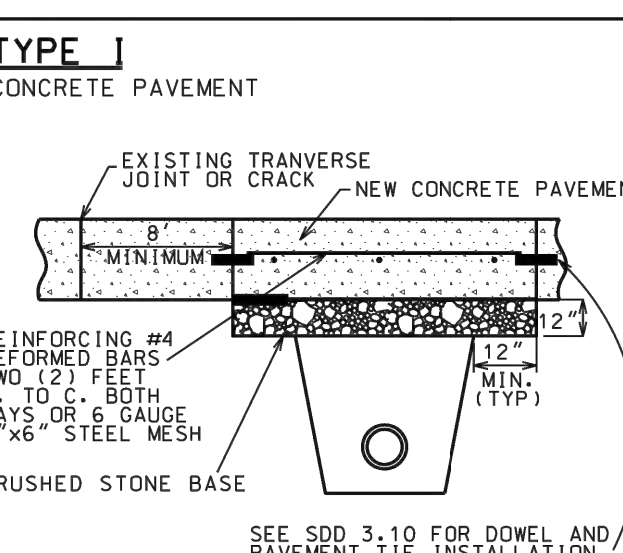
EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK.

IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.

CITY OF MADISON
ENGINEERING DIVISION
MADISON STANDARD CONCRETE CURB & GUTTER
STANDARD DETAIL DRAWING 3.06



2004
CITY OF MADISON
ENGINEERING DIVISION
MADISON STANDARD COMMERCIAL DRIVE DETAILS
STANDARD DETAIL DRAWING 3.09



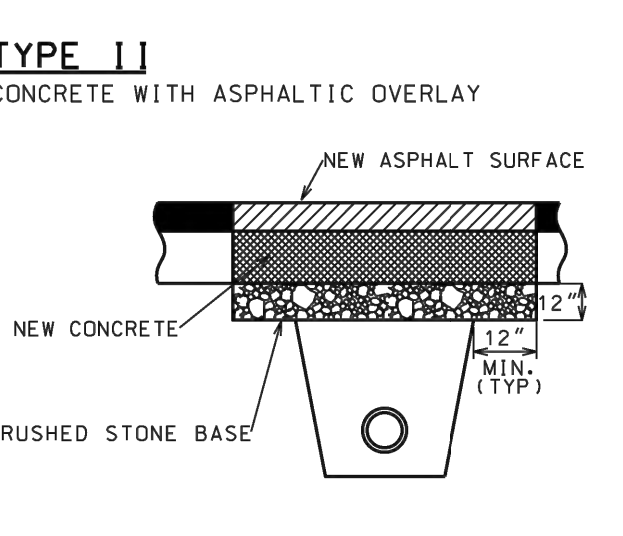
TYPE I CONCRETE PAVEMENT

THE PAVEMENT SHALL BE REMOVED IN TWO STAGES. THE INITIAL REMOVAL SHALL BE LIMITED TO THE AREA OF THE PROPOSED TRENCH. FULL DEPTH SAWCUTTING WILL NOT BE REQUIRED FOR THIS PHASE OF THE PAVEMENT REMOVAL. AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED, AND AFTER THE BASE HAS BEEN RESTORED IN THE AREA OF THE TRENCH, AND AFTER SAWCUTTING THE NEW JOINTS TO THE FULL DEPTH OF THE EXISTING PAVEMENT (INCIDENTAL), THE REMAINING PAVEMENT TO BE REMOVED SHALL BE REMOVED WITHOUT DISTURBING THE EXISTING BASE.

THE SIZE OF THE PATCH SHALL BE DETERMINED BY THE TOP WIDTH OF THE TRENCH, THE LOCATION AND SIZE OF THE EXISTING TRANSVERSE JOINTS, THE CONDITION OF THE EXISTING PAVEMENT, AND THE CONDITION OF THE BASE. NEW TRANSVERSE JOINTS SHALL BE PARALLEL TO THE EXISTING TRANSVERSE JOINTS, AND SHALL BE A MINIMUM OF ONE (1) FOOT FROM THE EDGES OF THE TRENCH. THE DISTANCE BETWEEN NEW AND EXISTING TRANSVERSE JOINTS SHALL BE A MINIMUM OF EIGHT (8) FEET, MEASURED PERPENDICULAR TO THE JOINTS. THE PATCH SHALL BE A MINIMUM OF EIGHT (8) FEET IN LENGTH, AND SHALL HAVE THE SAME WIDTH AS THE PAVEMENT LANE.

THE PATCH SHALL BE TEN (10) INCHES IN THICKNESS OF HIGH EARLY STRENGTH CONCRETE, DOWELED AND TIED WITH EPOXY COATED BARS, AND REINFORCED, ALL IN ACCORDANCE WITH THE TYPICAL SECTION.

THE TRANSVERSE EDGES OF THE FINISHED PATCH SHALL BE FLUSH WITH THE EDGES OF THE EXISTING CONCRETE PAVEMENT. THE LONGITUDINAL SURFACE SHALL FORM A STRAIGHT LINE FROM EDGE TO EDGE WITHIN A TOLERANCE OF 1/8" INCH.



TYPE II CONCRETE WITH ASPHALTIC OVERLAY

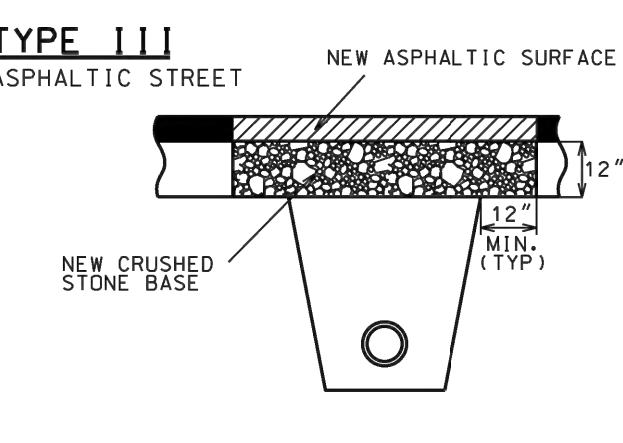
THE PATCH SHALL BE 7" HIGH EARLY STRENGTH CONCRETE BASE WITH THE SAME REINFORCEMENT AS THE EXISTING CONCRETE BASE, OVERLAID WITH ASPHALTIC UPPER LAYER, WHERE SPECIFIED, OR DIRECTED BY THE ENGINEER. THE BASE SHALL BE CONSTRUCTED OF ASPHALTIC BASE COURSE MATERIAL, SHALL BE THE SAME THICKNESS AS THE EXISTING BASE, AND SHALL BE LAID IN TWO OR MORE COMPACTED LIFTS OF NOT MORE THAN 3" IN THICKNESS EACH.

THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH, AND INCIDENTAL TO THE TRENCH PATCH. THE EDGES OF THE PATCH SHALL BE VERTICAL, FREE OF LOOSE STONES OR CONCRETE PIECES, AND SHALL BE THOROUGHLY WETTED JUST PRIOR TO POURING THE NEW CONCRETE BASE.

THE TOP OF THE NEW CONCRETE OR ASPHALT BASE SHALL BE FLUSH WITH THE TOP OF THE EXISTING CONCRETE BASE.

PRIOR TO PLACING THE ASPHALT UPPER LAYER, THE EDGES OF THE PATCH AND THE SURFACE OF THE NEW CONCRETE BASE SHALL BE THOROUGHLY TACKED WITH LIQUID ASPHALT.

THE ASPHALT UPPER LAYER SHALL BE OF THE SAME THICKNESS AS THE EXISTING ASPHALT OVERLAY WITH A MINIMUM THICKNESS OF 3" AND A MAXIMUM THICKNESS OF 6" UNLESS OTHERWISE SPECIFIED, AND SHALL BE LAID IN ONE OR MORE COURSES AS DIRECTED BY THE ENGINEER. THE ASPHALT UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER, WHERE THE ASPHALTIC UPPER LAYER IS MACHINE LAID, AND IS NOT MORE THAN 3" IN THICKNESS, THE ASPHALTIC SURFACE MAY BE LAID IN ONE LIFT.



TYPE III ASPHALTIC STREET

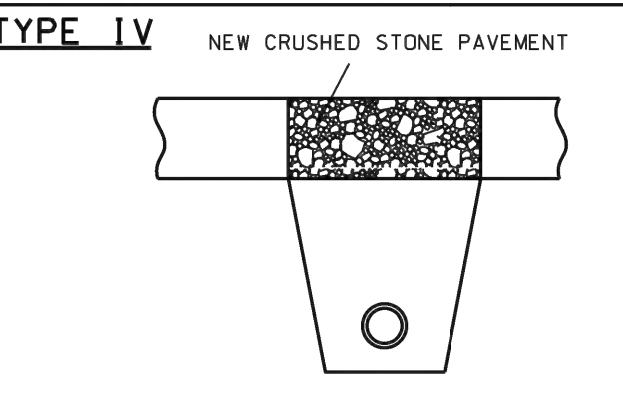
THE PATCH SHALL BE CRUSHED STONE BASE COURSE, GRADATION NO. 2 OVERLAID WITH ASPHALTIC UPPER LAYER, WITH A MINIMUM THICKNESS OF 3.5" AND A MAXIMUM THICKNESS OF 6" UNLESS OTHERWISE SPECIFIED, AND LAID IN ONE OR MORE COURSES AS DIRECTED BY THE ENGINEER.

THE PAVEMENT ALONG THE PATCH SHALL BE SAWCUT, FULL DEPTH, AND INCIDENTAL TO THE TRENCH PATCH. THE EDGES OF THE EXISTING ASPHALTIC PAVEMENT SHALL BE FREE OF LOOSE STONES OR PAVEMENT MATERIAL.

THE CRUSHED STONE BASE COURSE SHALL BE INSTALLED IN TWO LIFTS. THE LOWER LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING THE UPPER LIFT.

THE ASPHALT UPPER LAYER SHALL BE LAID IN TWO LIFTS. THE ASPHALT UPPER LAYER SHALL BE MACHINE LAID WHERE DIRECTED BY THE ENGINEER, WHERE THE ASPHALTIC UPPER LAYER IS MACHINE LAID, AND IS NOT MORE THAN 3" IN THICKNESS, THE ASPHALTIC SURFACE MAY BE IN ONE LIFT.

PRIOR TO PLACING THE ASPHALT UPPER LAYER, THE EDGES OF THE PATCH AND THE SURFACE OF THE CRUSHED STONE BASE SHALL BE TACKED AND PRIMED WITH LIQUID ASPHALT.

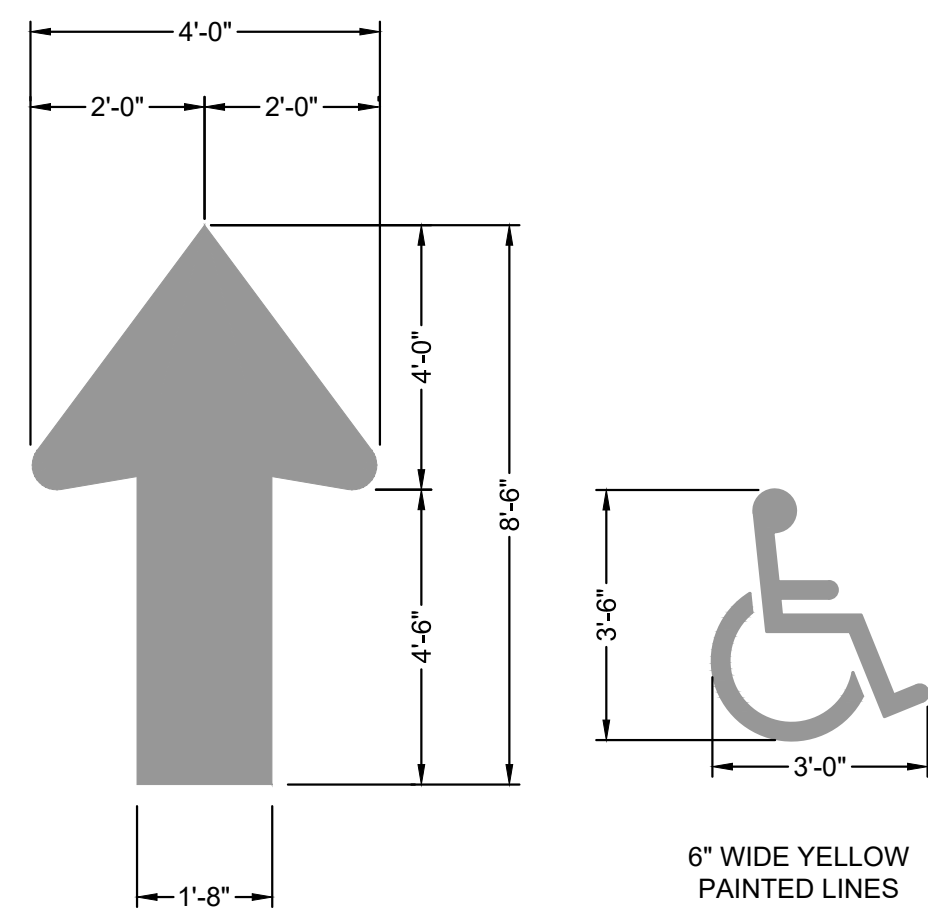


TYPE IV NEW CRUSHED STONE PAVEMENT

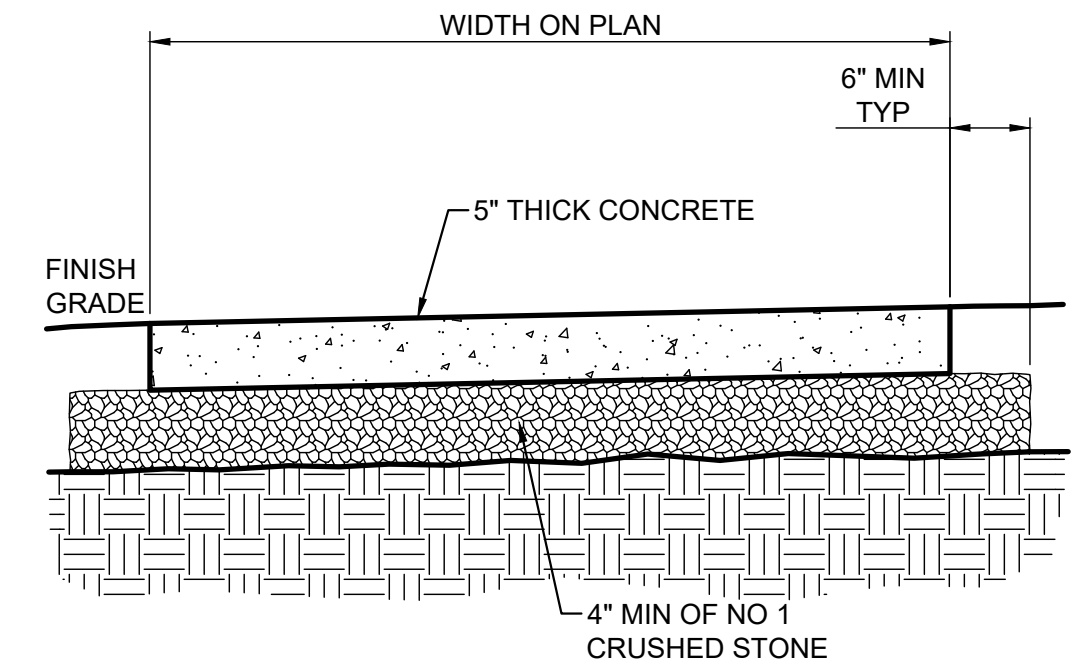
THE PATCH SHALL BE 12" CRUSHED STONE BASE COURSE, GRADATION NO. 2, FULL DEPTH SAWCUTTING OF ADJACENT PAVEMENT (IF ANY) SHALL BE CONSIDERED INCIDENTAL TO THE TRENCH PATCH.

THE CRUSHED STONE BASE COURSE SHALL BE INSTALLED IN THREE LIFTS. EACH LIFT SHALL BE THOROUGHLY MECHANICALLY COMPACTED PRIOR TO PLACING SUCCEEDING LIFTS.

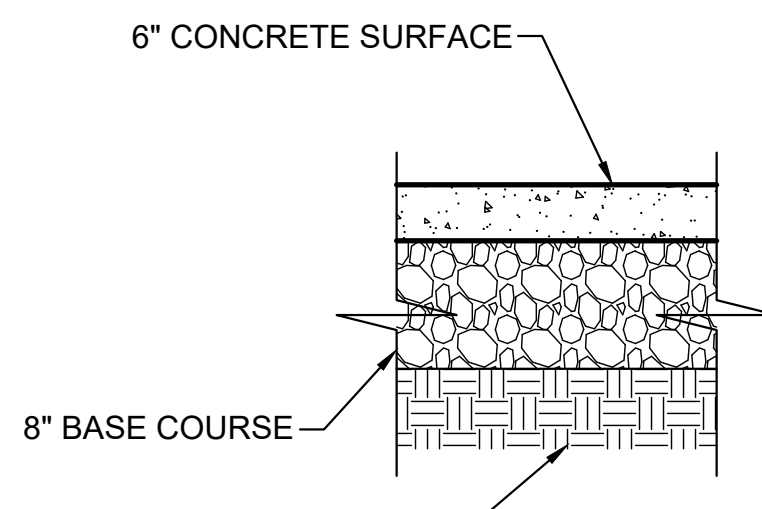
2019
CITY OF MADISON
ENGINEERING DIVISION
TYPICAL PAVEMENT PATCH SECTIONS
STANDARD DETAIL DRAWING 5.2.4



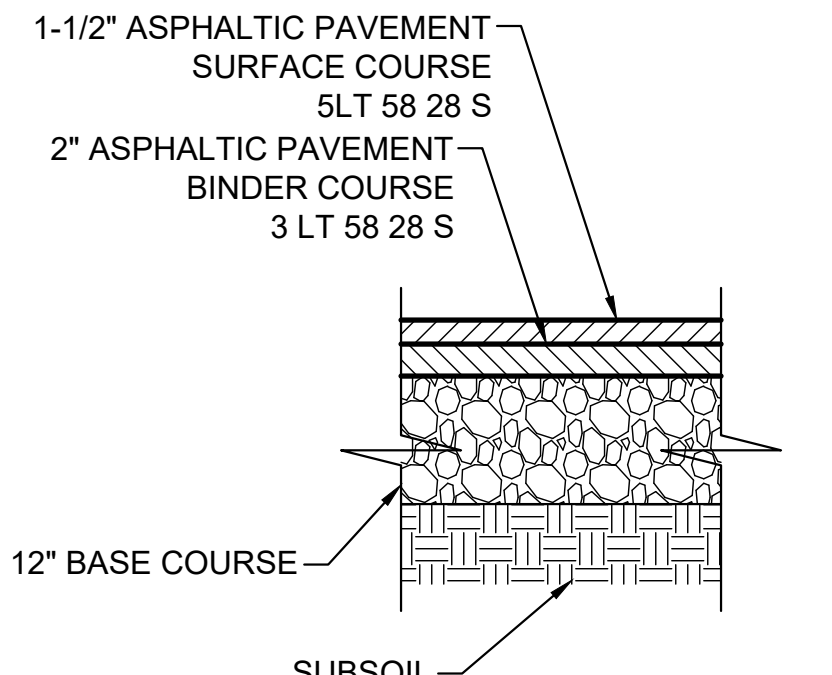
PAINTED PAVEMENT SYMBOLS
PV-MARK-01 1 NO SCALE



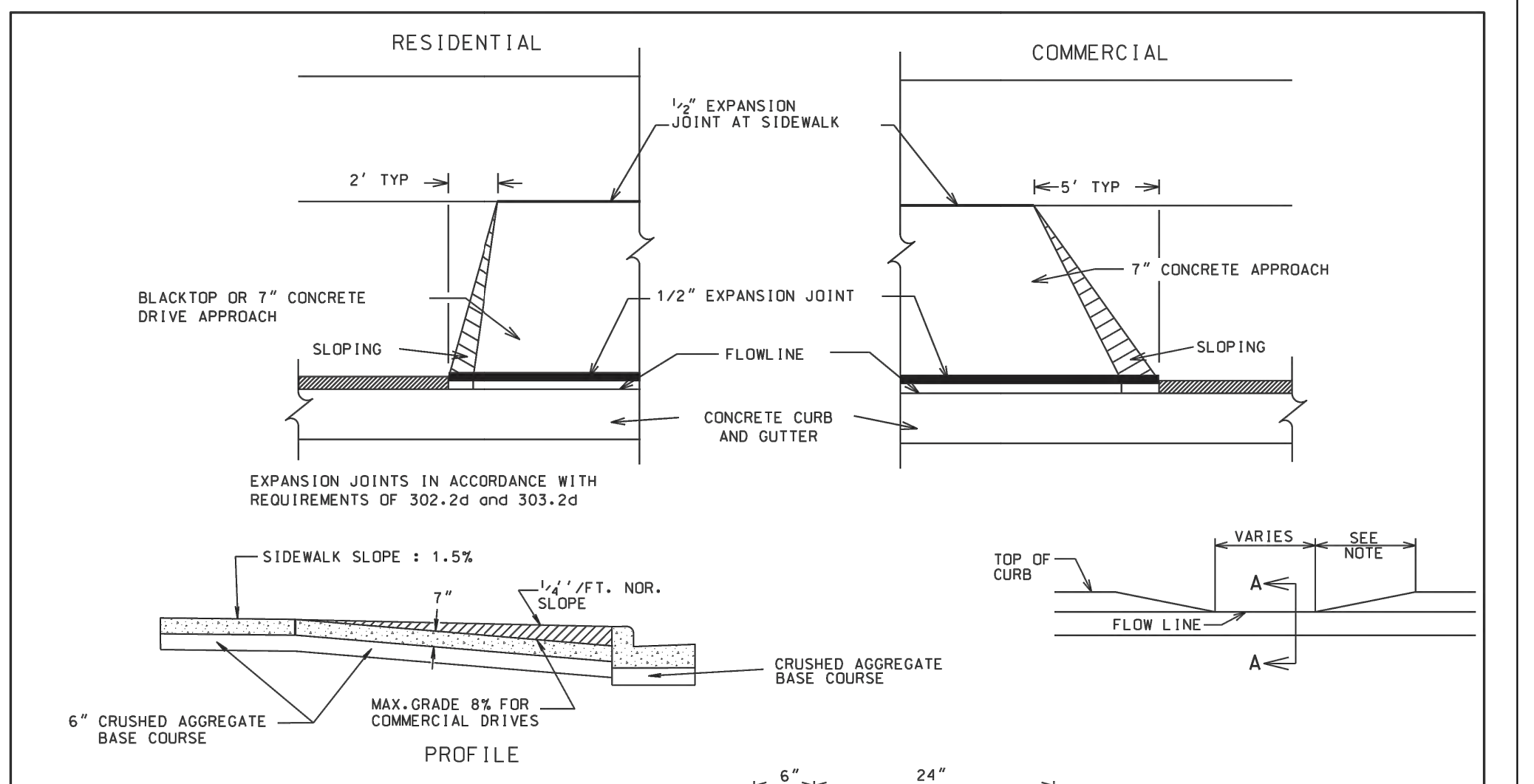
CONCRETE WALK
PV-WALK-07 1 NO SCALE



CONCRETE PAVEMENT CROSS SECTION
PV-SECT-07A 12 NO SCALE



ASPHALT PAVEMENT CROSS SECTION
PV-SECT-07 12 NO SCALE



TYPICAL CURB CUT TAPER

NOTE:
12" TO 18" TAPER FOR STANDARD DRIVEWAY APPROACH
18" TO 24" TAPER FOR STANDARD RAMP

GENERAL NOTE:
IF THE CURB CUT IS NOT CONSTRUCTED WITH THE INITIAL CURB AND GUTTER CONSTRUCTION, THE CURB CUT CAN BE MADE BY REMOVING AND REPLACING THE ENTIRE CURB AND GUTTER SECTION OR BY SAWCUTTING THE EXISTING CURB HEAD BY MEANS OF A SPECIAL SAW DESIGNED TO MEET THE DETAILS ABOVE FOR MADISON STANDARD CURB CUTS.

ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE ENTIRE THICKNESS OF THE APPROACH OR SIDEWALK, WHICHEVER IS THICKER.

2020
CITY OF MADISON
ENGINEERING DIVISION
MADISON STANDARD CURB CUT DETAILS
STANDARD DETAIL DRAWING 3.02

RUEKERT/MELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20222907794 & 20222907802) SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

ISSUE DATE

BSH COMPANIES
DISCOVERY STORAGE
PFLAUM RD at SEIFERTH RD
CITY OF MADISON, WISCONSIN

Ruekert • Mielke

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SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C112
OF SHEETS



City of Madison Fire Department

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 Phone: 608-266-4420 • Fax: 608-267-1100 • E-mail: fire@cityofmadison.com

Project Address: 2505 Seiferth Rd. Madison, WI 53716
Contact Name & Phone #: Jason Lietha - (608)345-0127

FIRE APPARATUS ACCESS AND FIRE HYDRANT WORKSHEET

1. Is the building completely protected by an NFPA 13 or 13R automatic fire sprinkler system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If non-sprinklered , fire lanes extend to within 150-feet of all portions of the exterior wall? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If sprinklered , fire lanes are within 250-feet of all portions of the exterior wall? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
2. Is the fire lane constructed of concrete or asphalt, designed to support a minimum load of 85,000 lbs? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A a) Is the fire lane a minimum unobstructed width of at least 20-feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A b) Is the fire lane unobstructed with a vertical clearance of at least 13½-feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A c) Is the minimum inside turning radius of the fire lane at least 28-feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A d) Is the grade of the fire lane not more than a slope of 8%? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A e) Is the fire lane posted as fire lane? (Provide detail of signage.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A f) Is a roll-able curb used as part of the fire lane? (Provide detail of curb.) DT-03 in plan <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A g) Is part of a sidewalk used as part of the required fire lane? (Must support +85,000 lbs.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
3. Is the fire lane obstructed by security gates or barricades? If yes: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A a) Is the gate a minimum of 20-feet clear opening? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A b) Is an approved means of emergency operations installed, key vault, padlock or key switch? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4. Is the Fire lane dead-ended with a length greater than 150-feet? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, does the area for turning around fire apparatus comply with IFC D103? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
5. Is any portion of the building to be used for high-piled storage in accordance with IFC Chapter 3206.6 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If yes, see IFC 3206.6 for further requirements.
6. Is any part of the building <u>greater than 30-feet</u> above the grade plane? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A If yes, answer the following questions: a) Is the aerial apparatus fire lane parallel to one entire side of the building and covering at least 25% of the perimeter? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A b) Is the near edge of the aerial apparatus fire lane between 15' and 30' from the building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A c) Are there any overhead power or utility lines located across the aerial apparatus fire lane? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A d) Are there any tree canopies expected to grow across the aerial fire lane? (Based on mature canopy width of tree species) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A e) Does the aerial apparatus fire lane have a minimum unobstructed width of 26-feet? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A f) Is the space between the aerial lane and the building free of trees exceeding 20' in heights? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
7. Are all portions of the required fire lanes within 500-feet of at least (2) hydrants? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <i>Note: Distances shall be measured along the path of the hose lay as it comes off the fire apparatus.</i> a) Is the fire lane at least 26' wide for at least 20-feet on each side of the hydrants? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A b) Is there at least 40' between a hydrant and the building? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A c) Are the hydrant(s) setback no less than 5-feet nor more than 10-feet from the curb or edge of the street or fire lane? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A d) Are hydrants located in parking lot islands a minimum of 3½-feet from the hydrant to the curb? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A e) Are there no obstructions, including but not limited to: power poles, trees, bushes, fences, posts located, or grade changes exceeding 1½-feet, within 5-feet of a fire hydrant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <i>Note: Hydrants shall be installed and in-service prior to combustible construction on the project site.</i>

Attach an additional sheet if further explanation is required for any answers.

This worksheet is based on **MGO 34.503** and **IFC 2021 Edition Chapter 5 and Appendix D**; please see the codes for further information.